



Board of County Commissioners
Hearing Date: July 23, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: CR2025-0006

**APPLICANT/
PROPERTY OWNER:** Karen Desimini

APPLICATION: Conditional Rezone from an Agricultural (A) Zone to a Conditional Rezone- Single-Family Residential (CR-R-1) Zone, subject to a development agreement.

LOCATION: 29672 Grandview Rd, Parma, ID, 83660
Also referenced as Lot 3, Block 1 of Stutheit Subdivision, a portion of the SW1/4 of Section 18, T6N, R5W, BM, Canyon County, Idaho
Parcel R14970202 (+/- 2.6 acres)

ANALYST: Karla Nelson, Principal Planner

P&Z RECOMMENDATION: Denial

SUMMARY:

The applicant, Karen Desimini, requests a conditional rezone of Parcel R14970202, approximately 2.6 acres, from the “A” (Agricultural) zone to the “CR-R-1” (Conditional Rezone-Single-Family Residential) zone. The request includes a development agreement to allow for only one (1) additional parcel and to prohibit secondary dwellings. If the conditional rezone is approved, a subdivision plat will be required to divide the property.

The Planning & Zoning Commission heard the case at a public hearing held on February 19, 2026. After deliberation, the Planning & Zoning Commission recommended denial of the request, finding it to be inconsistent with the Comprehensive Plan and not more appropriate than the current “A” Agricultural zoning designation (**Exhibit 1 & 2**).

The staff report packet dated February 19, 2026, and all supporting material are contained in **Exhibit 3**. No additional public comments were received for the subject public hearing, but one agency comment was received after the materials deadline for the Planning and Zoning Commission hearing (**Exhibit 4**). Additional supporting documentation provided by the applicant to be considered by the Board of County Commissioners may be found in **Exhibit 5**.

EXHIBITS:

1. **Planning & Zoning Commission FCOs Dated: March 5, 2026**
2. **Planning & Zoning Commission Minutes Approved: April 16, 2026**
3. **Staff Report Packet Dated: February 19, 2026**
 - A. **Application Packet & Supporting Materials**
 1. Master Application
 2. Letter of Intent
 3. Site Plan

4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgements
7. Warranty Deed
8. Applicant Email Correspondence on Conditions of Approval and Services.
 - 8.1. Proposed Division
- B. Supplemental Documents**
 1. Parcel Information Report
 2. Cases Maps/Reports
 - 2.1. Small Air Ortho (1-Mile)
 - 2.2. Small Vicinity Map
 - 2.3. Zoning and Classification
 - 2.4. Canyon County 20230 Future Land Use Map
 - 2.5. Dairy, Feedlot, and Gravel Pit
 - 2.6. Soil and Prime Farmlands Map with Report
 - 2.7. Subdivision Map and Report
 - 2.8. Nitrate Priority Wells
 - 2.9. TAZ Households
 - 2.10. Lot Classification Map
 - 2.11. Case Map (1-Mile)
 - 2.12. Slope Percent Map
 3. Expanded Zoning Radius
- C. Site Visit Photos: December 3, 2025**
- D. Agency Comments Received by: February 9, 2026**
 1. Idaho Transportation Department; Received: June 10, 2025
 2. Parma Fire; Received: December 22, 2025
 3. Idaho Department of Water Resources; Received: December 22, 2025
 - 3.1. Water Permit Report: 63-34887
 - 3.2. Floodplain Specialist; Received: January 22, 2026
 4. Southwest District Health; Received: December 22, 2025
 - 4.1. Final/As-Built – Subsurface Sewage Disposal
 5. Farmers Cooperative Ditch Company; Received December 22, 2025
 6. Notus Parma Highway District No. 2; Received: January 21, 2026
 7. Idaho Department of Environmental Quality; January 26, 2026
- E. Public Comments Received by: February 9, 2026**
 1. Growing Together; Received: January 29, 2026
 2. Snake River Canyon Scenic Byway; Received: February 9, 2026
- F. Draft FCOS**
- 4. Agency Comments Received by July 13, 2026**
 - a. Canyon County Paramedics; Received: February 22, 2026
- 5. Additional Supporting Documentation Received by July 13, 2026**

EXHIBIT 1

P&Z Signed FCOs Dated: March 5, 2026

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Board of County Commissioners

Case# CR2025-0006

Hearing Date: July 23, 2026



Exhibit 1

PLANNING AND ZONING COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Karen Desimini – CR2025-0006

The Canyon County Planning and Zoning Commission considers the following:

- 1) Conditional Rezone of Parcel R14970202 from the “A” (Agricultural) zone to the “CR-R-1” (Conditional Rezone-Single-Family Residential) zone. The request includes a development agreement to allow only one (1) additional parcel and prohibits secondary dwellings.
- 2) Location: Case CR2025-0006: The subject property is located at 29672 Grandview Road, Parma, ID 83660 also referenced as Lot 3, Block 1 of Stutheit Subdivision, Parcel R14970202, a portion of the SW ¼ of Section 18, T6N, R5W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:
 - A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0006.
 1. All exhibits are located in the case staff report dated February 19, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).
 - a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
 - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See CCCO §07-06-07(1).*
 - c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See CCCO §07-05-01*
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. *See I.C. §67-6504, §67-6511.*
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

Exhibit 1

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2025-0006, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 19, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation		
Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Staff Review		
Criteria Met?	Code Section	Analysis
No	1	Is the proposed conditional rezone generally consistent with the comprehensive plan?
		The proposed conditional rezone change is not generally consistent with the Comprehensive Plan. The Plan does not contemplate residential zoning in this area. The parcel is located in an area designated for agricultural use by the 2030 Comprehensive Plan Future Land Use Map. Page 25 of the plan describes the 'Agricultural' designation as follows: “The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value.” The property and the surrounding area are further designated as an intensive agricultural overlay. Page 28 of the Plan describes the intensive agricultural overlay as follows: “This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, greater water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety.” The request generally does not comply with the following goals and policies of the 2030 Comprehensive Plan: <u>Economic Development</u> Introducing residential zoning in an area that is zoned and planned for agricultural use has the potential to negatively impact nearby agricultural-based businesses and operations by encouraging additional residential growth. • <u>Policy No. 4.1:</u> Build Canyon County as the premier location for agricultural-based businesses of all sizes. <u>Land Use and Community Design</u> Canyon County identifies the area for agricultural use, not residential growth. • <u>Policy No. 3.1:</u> Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.

Exhibit 1

	• <u>Policy No. 5.1</u>: Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators. • <u>Goal No. 7</u>: Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to the good quality of life. • <u>Policy No. 7.1</u>: Plan land uses that are compatible with the surrounding community. <u>Housing Goals</u> Canyon County designates the area for agricultural, not residential use. The existing agricultural zone allows for the existing home and secondary dwelling. Changing the zoning to residential could encourage housing in incompatible areas. • <u>Goal No. 2</u>: Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources. • <u>Goal No. 3</u>: Discourage housing in incompatible areas. <u>Agriculture</u> Canyon County identifies the area for agriculture, not residential growth. The property is not within an impact area or a defined growth area. Approving the rezone could encourage division of nearby farmland. • <u>Policy No. 1.1</u>: Preserve and maintain agriculturally designated lands for agricultural use. • <u>Policy No. 1.2</u>: Encourage non-agricultural related development in the cities, areas of city impact, and other clearly defined and planned development areas. • <u>Policy No. 1.4</u>: Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County’s economy, identity, and sense of place.																						
Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?																					
No																							
Analysis	In consideration of the surrounding land uses, the proposed zone change to “CR-R-1” is not more appropriate than the current zoning designation of “A”. <u>Existing Conditions:</u> The surrounding area contains residential and agricultural uses. While Rural Residential (R-R) zoning is found less than 600 feet to the west (Staff Report Exhibit B2.3), the closest single-family residential zoning (R-1) is four (4) miles to the southeast near the city of Parma. The average lot size of subdivisions within a one-mile radius of the subject property is 9.56 acres, which is greater than the proposed approximately 1.3-acre lots (Staff Report Exhibit B2.7). The subject property consists of class 3 moderately suited soil that is considered prime farmland if irrigated (Staff Report Exhibit B2.6). The property does not have surface irrigation water rights, but groundwater irrigation is allowed with the domestic well (Staff Report Exhibits A6, D5, and D3). There are two (2) feedlots within a two-mile radius of the property (Staff Report Exhibit B2.5). The property contains a primary (BP2022-0725) and secondary residence (BP2022-0726), accessory structures (BP2022-1185, BP2022-1137), gardens, and small animals such as chickens, ducks, and goats (Staff Report Exhibit A2). <u>Adjacent Existing Conditions:</u> <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Residential and Agricultural</td><td>A</td><td></td></tr><tr><td>S</td><td>Residential</td><td>A</td><td></td></tr><tr><td>E</td><td>Residential and Agricultural</td><td>A</td><td></td></tr><tr><td>W</td><td>Residential, River, and Agricultural</td><td>RR and A</td><td></td></tr></table> “A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)			Direction	Existing Use	Primary Zone	Other Zone	N	Residential and Agricultural	A		S	Residential	A		E	Residential and Agricultural	A		W	Residential, River, and Agricultural	RR and A	
Direction	Existing Use	Primary Zone	Other Zone																				
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E	Residential and Agricultural	A																					
W	Residential, River, and Agricultural	RR and A																					

Exhibit 1

	Surrounding Land Use Cases: There are no recent land use cases within a one-mile radius of the property. <u>Rezoning Request</u> The request is to conditionally rezone the subject property to the CR-R-1 Zone, subject to the conditions of a development agreement. Pursuant to Canyon County Ordinance 07-10-25(3), the purpose of the R-1 Single-Family Residential zoning district is to promote and enhance predominantly single-family living areas at a low-density standard. Agricultural crop production is located approximately 400 feet to the east, adjacent to the river, and along Apple Valley Road (Staff Report Exhibit B2.1). Comments received from the Growing Together Advisory Board note that approval of the rezone would create an isolated zoning pocket that would open the door to further spot zoning requests in the County (Staff Report Exhibit E.1). The Snake River Canyon Scenic Byway Board provided comments expressing concern that the rezone could result in higher-density residential development in the surrounding agricultural area that would negatively impact Idaho's only "agriculturally themed" Byway (Staff Report Exhibit E2). The 2030 Comprehensive Plan envisions agricultural use for the area, and zoning and development trends do not indicate that single-family residential zoning is appropriate (Staff Report Exhibits B2.1, B2.3, and B2.4).	
Criteria Met? Yes	3	Is the proposed conditional rezone compatible with surrounding land uses?
Analysis	The proposed conditional rezone to "CR-R-1" is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed conditional rezone to Single-Family Residential (R-1) with a prohibition on secondary dwellings is compatible with the density of nearby lots (Staff Report Exhibit B2.1). The proposed rezone is intended to facilitate the subdivision of the property into two (2) lots, each greater than one (1) acre in size. The applicant legally built a secondary residence on the property, and the proposed rezone will allow for that residence to be separately owned. The letter of intent details that the request for the rezone pertains to matters of inheritance and will allow the property to be held in two separate trusts (Staff Report Exhibit A2). No additional development is planned on the property, and a condition of approval will prohibit secondary residences. The use will maintain its existing compatibility with surrounding land uses, as surrounding properties will not experience any physical changes on the land. No additional traffic, noise, construction, or activity is anticipated with this rezone request. There are nine subdivisions within a one-mile radius of the subject property with an average lot size of 9.56 acres (Staff Report Exhibit B2.7). While the proposed lots at just over one acre will be smaller than the surrounding average lot sizes, there are other similarly sized parcels in the area. Within the 600-foot notification radius, there are three lots smaller than those proposed, and aerial imagery, as well as the lot classification map of the surrounding one-mile area, show several other similar-sized lots (Staff Report Exhibits B2.2, B2.1, and B2.10). Furthermore, not all the underlying 1900s subdivision lots have been resurrected. If property owners choose to exercise currently allowed administrative processes within the Canyon County Code, residential lots between 1 and 5 acres in size could become more prevalent in the surrounding area. While this proposal will require a rezone and subdivision, the proposed lot sizes are commensurate with previous land divisions within half a mile of the subject parcel:	

Exhibit 1

	• R23079010B0/B2 – CU2004-599 & LS2004-956: 1.01 & 1.11 acres • R23071010/11 – LS2004-950: 0.60 & 1.26 acres • R23065010 – LS2005-68: 1.51 acres • R23079010C/C1 – LS2004-955: 0.28 & 1.38 acres • R23101010A/B – LS2004-944: 0.6 & 0.57 acres • R23079010A/A1 – LS2006-129: 2.3 & 2.32 acres <i>See further analysis in sections 2 and 4 for additional evidence.</i>	
Criteria Met?	4	Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. Character of the Area: The character of the area is rural with large residential lots and nearby fields in crop production. The Snake River is approximately 330 feet to the west, and recreational opportunities are found approximately 2 miles south at the Fort Boise Wildlife Management Area. The community of Nyssa, Oregon, is a six-minute drive to the northwest. Large agricultural fields are found nearby, but the immediate area surrounding the subject property and south of Grandview Road is defined by lots approximately 0.5 to 5 acres in size (Staff Report Exhibits B2.10, B2.1, and B2.2). The proposed rezone will not increase density or development in the area. If approved, the property will be subsequently subdivided, allowing the existing single-family home and secondary residence to be placed on their own lots under separate ownership. No additional development is planned, secondary residences will be prohibited, and the character of the area will be unchanged. The following measures will be implemented to mitigate the impact To ensure that the character of the area remains unchanged, a proposed condition of approval will prohibit secondary residences, and the property will be divided in substantial conformance with the site plan (Staff Report Exhibit A3). See recommended conditions beginning on page 8. <i>See further analysis in sections 2 and 3 for additional evidence.</i>	
Criteria Met?	5	Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?
Yes		
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The applicant's letter of intent states that adequate facilities are already in place for the residences on the parcel, with no additional services needed for water, sewer, or irrigation (Staff Report Exhibit A2). Sewer: A shared septic system is in place to serve the primary and secondary residences on the property. Comment from Southwest District Health states that they are not concerned with the rezone, provided the future subdivision does not impact the location of the existing septic system and that all required separation distances to features of concern comply with IDAPA 58.01.0 (Staff Report Exhibit D4). Water: The property has an existing domestic well that the applicant intends to share between the two future lots (Staff Report Exhibits A2, A4, and A9). The subdivision plat will require compliance with Idaho Department of Water Resources standards, including a shared well agreement. The property is not within a nitrate priority area. The nearest well with known nitrate levels elevated to the water standard of 10 milligrams per liter is approximately 0.7 miles to the south (Staff Report Exhibit B2.8).	

Exhibit 1

Drainage: Existing drainage patterns will be maintained and retained on site (Staff Report Exhibit A4). The subsequent subdivision plat will be required to demonstrate that stormwater runoff will be maintained onsite. Irrigation: Correspondence with the Farmers’ Cooperative Ditch Company confirms that the property does not have surface irrigation water rights (Staff Report Exhibits A6 and D5). Irrigation will be provided through the Idaho Department of Water Resources (IDWR) via a domestic well or irrigation well water rights. Comments from IDWR state that the property does currently have groundwater rights with permit 63-34887 that allows for two (2) acres of irrigation for one home. Water can be shared and split equally between the lots if a shared well agreement is provided to IDWR. Without a shared well agreement, the owner of the second home/property would need to drill a new well (Staff Report Exhibit D3). Utility: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 4, 2025, and January 20, 2026. No agency comments were provided by those services at the time the staff report was written. The existing homes are served by utilities, and no changes are anticipated with this request.		
Criteria Met?	6	Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
Yes		
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property or to minimize undue interference with existing and/or future traffic patterns created by the proposed development. The request allows two existing dwellings to be located on separate lots. Condition number 3 prohibits secondary dwellings, and as a result, the request will not increase vehicle trips. Idaho Transportation Department (ITD) does not have any concerns regarding the request as it does not meet the threshold for a traffic study, nor does it pose any safety concerns (Staff Report Exhibit D1). Comment from Notus Parma Highway District No. 2 further details that the proposal is not expected to generate additional traffic and that a traffic impact study is not required (Staff Report Exhibit D6).	
Criteria Met?	7	Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?
Yes		
Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access if the property is subdivided. See the review and analysis detailed below. Access to the homes comes from a shared driveway onto Grandview Road, a local public road. Notus Parma Highway District No. 2 provided a comment stating that no additional approaches shall be permitted as a result of the rezone or subdivision and that a shared access easement or deed restriction shall be recorded with the subdivision plat, ensuring both parcels have legal access via the existing approach (Staff Report Exhibit D6).	
Criteria Met?	8	Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. Schools:	

Exhibit 1

The request will not increase the student population and is not anticipated to impact Parma School District #137. Notice was provided to the school district on June 4, 2025, and January 20, 2026; no comments were received.

Police:

The subject parcels are under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. The rezone will not result in additional dwelling units and is not anticipated to cause a negative impact or require additional public funding. Agency comments were sent out on June 4, 2025, and January 20, 2026, and no comments were received by the Sheriff's Office.

Fire protection & Emergency Medical Services:

Correspondence with the Parma Fire Department confirmed that no fire department conditions will be required (**Staff Report Exhibit D2**). The fire department signed off on the residences and driveway when the primary and secondary residence building permits were approved. No additional residences will be allowed if the conditional rezone and subsequent subdivision are approved.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends denial of Case # CR2025-0006, a conditional rezone of 2.6.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. The applicant may consider waiting until the area development trends and the Comprehensive Plan support residential zoning on the property.

DATED this 5 day of March, 2026.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 5 day of March, in the year 2026, before me CAITLIN ROSS, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031

EXHIBIT 2

P&Z Minutes Dated: April 16, 2026

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Board of County Commissioners

Case# CR2025-0006

Hearing Date: July 23, 2026

Exhibit 2



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 19, 2026
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoff Mathews, Commissioner
Holley Werhanowicz, Commissioner
Anita Johnston, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Karla Nelson, Principal Planner
Deb Root, Principal Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

- A. December 18, 2025 MINUTES
- B. Case No. SD2022-0049 – Vineyard Gate Estates: Approve FCOs
- C. Case No. SD2022-0051 – Farmway Estates: Approve FCOs
- D. Case No. CU2024-0025 – Nevills: Approve FCOs

Chairman Sheets stated that he was not present for items B and C.

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Matthews. Voice vote, motion carried.

Item 2A:

Case No. CR2025-0006 – Desimini: The applicant, Karen Desimini, requests a conditional rezone of Parcel R14970202, approximately 2.6 acres, from an “A” (Agricultural) zone to an “R-1” (Single-Family Residential) zone. The request includes a development agreement to allow for only one (1) additional parcel and to prohibit secondary dwellings. The subject property is located at 29672 Grandview Rd, Parma, ID 83660, also referenced as Lot 3, Block 1 of Stutheit Subdivision.

Chairman Sheets affirmed the applicant to testify.

Karen Desimini (Applicant) IN FAVOR –29672 Grandview Rd., Parma, ID 83660

Ms. Desimini stated that the well would be shared and would include written documentation. She discussed the site plan that was submitted for the project. Each property will have access to the area where leach fields are contained. They will agree that there will be no more homes on the property and will be working with Idaho Department of Water Resources.

Exhibit 2

Commissioner Sheets asked for clarification of Ms. Desimindi's testimony in regard to Idaho Department of Water Resources and working with that agency. Ms. Desimindi stated that she has well water rights to the property and they will have to be split with the new property. Commissioner Sheets noted that only ½ an acre of land can be irrigated from a domestic well. Ms. Desimindi understood.

Commissioner Nevill asked Ms. Desimindi if she had read the recommended conditions of approval and if so, was she ok with them. Ms. Desimindi indicated that she had, and she was ok with them. She added that the request is for estate purposes. The septic system leach field is shared.

Principal Planner Karla Nelson reviewed the Staff Report for the record.

Commissioner Nevill asked for clarification on water rights. Planner Nelson referenced the letter from Idaho Department Resources that states that the property has a groundwater right that covers two acres.

Commissioner Matthews asked if Planner Nelson knew how many nearby properties have restrictions on secondary dwellings. Planner Nelson did not have that information.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

None.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2025-0006 seconded by Commissioner Matthews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets stated that his concern is using conditional rezones to split properties like this. He noted that the future land use designation is agricultural in the area. He also referenced public comments in regard to spot zoning. He is concerned about inserting conditional rezones in agricultural designated areas, even when conditional, it can be an issue.

Commissioner Matthews is concerned that this setting a precedent in an agricultural area.

Commissioner Nevill is in concurrence with Commissioner Sheets and Matthews. As soon as rezones occur in agricultural areas, it begins to put pressure on agriculture.

Chairman Sturgill referenced findings for Criteria 3, that the proposed rezone is compatible with the current density, since they're not authorizing any additional residences on the property.

MOTION: Commissioner Nevill moved to **recommend denial** to the Board of County Commissioners of Case No. CR2025-0006, noting criteria two – the proposed conditional rezone is not more appropriate and referenced the letters received in opposition that supports this finding. Seconded by Commissioner Matthews.

Discussion on the Motion:

Commissioner Sheets suggested changing the answer to criteria one to reference that the area is designated to be agriculture and the surrounding land use are further designated as intensive agricultural overlay and doesn't contemplate the residential zoning in this area.

Exhibit 2

Commissioner Nevill agreed and added that to his motion. Commissioner Matthews also agreed.

Roll call vote: 5 in favor, 1 opposed, motion passes.

Item 2B:

Case Nos. OR2025-0017 & CR2025-0007 – Hooker: The applicant, David Ruby, representing owners Ken and Sandy Hooker, is requesting (1) a comprehensive plan map amendment of Parcels R23913, R23913012, and R23913012A, approximately 3.02 acres, from a “residential” designation to a “commercial designation; and (2) a conditional rezone of Parcels R23913, R23913012, and R23913012A from a “R-2” (Medium Density Residential) zone to a “C-1” (Neighborhood Commercial) zone, subject to a development agreement for a special events facility. The subject properties are located at 22664 and 22669 Calla Lily Lane, Middleton.

Chairman Sturgill affirmed the applicant to testify.

David Ruby – (Applicant) IN FAVOR – 499 Main St., Boise, ID 83602

Mr. Ruby stated Highway 44 is the south property line of the site. He referenced the site plan and noted where buildings were located. The existing home in the southwest corner will serve as a caretaker’s residence. The hay barn in the northwest corner will act as a backdrop and buffers the new venue from the nearest residence to the west. The new venue will sit east of the haybarn, and the entrance is located between the two barns. The old milk barn which is generally located in the middle of the site will be repurposed to a bridal party changing area/ storage. The old farmhouse in the southwest corner will become a salon for the owner’s granddaughter and the small building north of it will be the onsite building business office. Berms and plantings will help buffer the outdoor areas not only from the highway but from the nearest residence. Mr. Ruby referenced the standards of evaluation for a conditional rezone and noted the request is generally consistent with the 2030 Comprehensive Plan, and the property is designated as commercial. The low intensity event venue on the three-acre parcel preserves open space and semi-rural aesthetics and incorporates buffers as well as concentrating activity on underutilized areas of the site. Mr. Ruby stated that the proposed conditional rezone is more appropriate than the current zone. The project provides a strong transitional buffer from the busy highway on the south to the low-density areas to the north. Mr. Ruby also stated that the proposed conditional rezone is compatible with surrounding land uses and would not have a negative impact. He referenced existing commercial uses along Highway 44 that are also adjacent to residential uses. Some mitigation measures they are proposing include location of new venue away from the nearest residence, berms, landscaping, limiting guests to 200, enforcing sound control, traffic plan and parking, speed limit and enforcement. Mr. Ruby has located delivery areas for catering along the backside of the site in an effort to buffer from the nearest residential uses. A new private well permitted by Idaho Department of Water Resources supplies water for low intensity needs. Any new septic systems will be permitted by Southwest District Health and will handle sewer safely. Drainage uses natural percolation surface to minimize runoff. Irrigation comes from the well and surface ditches. Mr. Ruby stated that projected traffic volumes are well below thresholds for upgrades as confirmed by Idaho Transportation Department. Mr. Ruby stated that their research found that prior operations had zero police reports for noise or disturbances. Fire and EMS impacts are also negligible with code compliant features including fire sprinklers in the new building.

Commissioner Nevill asked for further information about traffic improvements and questioned how this use cannot be impactful. How will 200 guests safely get onto Highway 44 after events? Mr. Ruby stated that they offered to do a right in and right out only. Commissioner Nevill asked how many events per year are proposed. Mr. Ruby stated that he had heard the number 50, but that encompasses everything, not just weddings. He also added that Southwest District Health Department in a manner of speaking will set the number based on the residential style septic system that will be used. Commissioner Nevill asked if they would be amenable to a condition limiting the number of events to one a week, or was more flexibility needed? Mr. Ruby suggested a condition that is tied to Southwest District Health Department based on the septic system that is being used.

Exhibit 2

Commissioner Sheets referenced Exhibit D.1 from Highway District 4 which discussed 26 times per year. Will there be more than 26 events per year? Mr. Ruby stated, yes.

Commissioner Matthews asked if he and the applicant have discussed reducing the number of attendees? Mr. Ruby stated he would confer with his client during testimony.

Commissioner Werhanowicz asked what the property was used for prior to the new owner's purchase. Mr. Ruby stated the prior owners were using the property for an events center, but without approval from his understanding.

Commissioner Johnston asked about the event times on weekends and holidays. Mr. Ruby stated that they've been evaluating County Ordinances, and all of the discussions so far were to be done with activities and outside noise at 10. The property will be empty by 11.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Commissioner Nevill asked about conditions that would limit the use to the current owner only. Planning Supervisor Lister noted that this request is a conditional rezone and not a conditional use permit. The rezone runs with the land and has conditions tied to it. If the applicant sold the property, it would be a commercial zone as long as they meet the conditions. Commissioner Nevill asked if the proposed conditions are applied to both uses (special events center and beauty salon). Planning Supervisor Lister stated that the Commission can amend the conditions as they see fit. He noted that the traffic impacts would be dealt with by the jurisdiction that has the permitting process for those. Staff has added conditions that approvals have to be received prior to commencement of use.

Commissioner Sheets asked staff what constitutes commencement. Planning Supervisor Lister stated that commencement would be a building permit. Commissioner Sheets asked how findings can be made and mitigation measures noted when they don't necessarily know the traffic patterns that will be impacted until commencement of use. Planning Supervisor Lister stated that Idaho Transportation Department said their jurisdiction will ensure their standards are met before the commencement of use. He reminded the Commission that they have three options this evening, to deny the request, to approve the request, or to continue the case to obtain more information before a decision is made.

Chairman Sturgill stated approximately two miles down the road there is an auto parts store that encourages right turns only by means of a curb. It has been his observation that at least half of the traffic turns left out of the business. Chairman Sturgill questioned the condition regarding right in right out for the proposed use. Planning Supervisor Lister stated those conditions are applied to special events, gravel pits, etc. The right in right out is something proposed by the applicant as a way to help mitigate concerns.

Commissioner Nevill stated that some operations will hire a private security service to help direct traffic and noted it may be hard to find a company willing to do this along Hwy 44. Planning Supervisor Lister stated that staff had added a condition requiring a traffic mitigation plan that would be reviewed by the fire district. This plan could include signs, cones, etc. and could be added to the operations plan.

Carlos Tabarini—IN FAVOR – 0 Stoffle Ln. Middleton, ID 83644

Mr. Tabarini is in support of the request. He attended the neighborhood meeting for the project and liked the enhancements that are proposed. Mr. Tabarini witnessed events by the prior owner, and he said they were a pleasure to see. The proposal adds to the neighborhood and although he could hear music from the prior owners, it was never a nuisance. As long as the music is done by 10 p.m., he doesn't have noise concerns.

Exhibit 2

Aaron Lowe–IN FAVOR – 22643 Eel Ln. Middleton, ID 83644

Mr. Lowe lives east of the subject property. He did not know the previous owners very well. The new owners reached out to them and have been great neighbors. Mr. Lowe knows that Hwy 44 is a concern, but with the limitations to 200 people and curfews it should be okay.

David Leasure–IN FAVOR – 9315 Tula Dr., Middleton, ID 83644

Mr. Leasure lives north of the subject property. The new owners have improved the property immensely. Mr. Leasure is concerned about traffic and noted two accidents that have occurred in the past month. Mr. Leasure stated that he has two careers in his lifetime, one being a police officer and one being a home builder. A right in and right out would definitely be needed because Highway 44 is a nightmare. Without that, he would be opposed.

Katie Vilhen–IN OPPOSITION – 8826 Petro Ln, Middleton, ID 83644

Ms. Vilhen loves to see growth in the right way and in the right place. She is very concerned about the 55 mile per hour speed limit and accommodating 200 people going onto the property which could have a potential of 112-120 cars coming in and out. Ms. Vilhen felt this was extremely dangerous. She lives off of Lansing and there is already a cross at Lansing and Hwy 44, which is a dangerous intersection. Even with a right-hand turnout, there's no good place for people to turn around and head back in the other direction. Ms. Vilhen is concerned about increasing well water usage. She is concerned about alcohol being consumed on site and the large number of people being allowed on the property. She suggested reducing the number down to 50 and reducing the number of events. If the business fails, will the use go back to residential. Ms. Vilhen stated that they want to keep the quiet and peaceful rural lifestyle.

Daniel Richards–IN OPPOSITION – 8049 Plumberry Ct., Middleton, ID 83644

Mr. Richards voiced concerned about Hwy 44. If guests come from the west, there is no left turn lane, and this will cause issues. There is a fire station just down the road, but he is aware that the City of Middleton is considering cutting costs. Mr. Richards stated that Highway 44 is a mess and adding this use will have impacts.

David Ruby – (Applicant) REBUTTAL – 499 Main St., Boise, ID 83602

Mr. Ruby addressed the traffic concerns noted by the testimony in opposition. Mr. Ruby stated that no one can control what people do after they leave the site. Mr. Ruby stated that he had conversations with ITD and reviewed the frequency of events and number of people on the site, and they were not concerned with people coming to and from the site. A big part of that discussion was regarding weddings which are most likely held on evenings or weekends. The applicant does propose to have other events throughout the week, but they are much smaller. Typically, people carpool to an event and that would reduce the number of cars traveling to the site. Flexibility is going to be key for this business. Mr. Ruby felt that the use is appropriate for the property as it is along a thoroughfare. A new well has already been put in and it was built to higher standards to supply the buildings. Mr. Ruby also noted that the event venue itself does not obtain an alcohol license, that will be the caterers.

Commissioner Matthews asked where the septic system would be. Using the site plan, Mr. Ruby pointed out where this would be located.

Chairman Sturgill asked about the previous owner's operation and what the maximum number of people were at events. Mr. Ruby was told 200, so roughly the same as being requested. Chairman Sturgill asked when the prior use ceased operations. Mr. Ruby replied, November of 2024.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2025-0017 & CR2025-0007, seconded by Commissioner Nevill Voice vote, motion carried.

Exhibit 2

Deliberation:

Commissioner Sheets stated he is generally in favor as the site is along a commercial corridor. He stated that he is having a bit of a struggle understanding exactly what they want to do and how the traffic will be mitigated. Due to the location along Hwy 44, he would like more information about traffic impacts.

Commissioner Nevill is agreement with Commissioner Sheets' statement in regard to Hwy 44 and has concern about the credibility/policies of ITD. Until ITD can fix Hwy 44, he does not want to add more injury.

Commissioner Matthews stated he needs more information in regard to traffic and what ITD will do to help mitigate.

Chairman Sturgill stated that C-1 is not intended for large traffic volumes. He does like the plan but is concerned about traffic impacts. He is concerned that at some events there will be large traffic volumes coming out of the site. Until there are metered traffic lights on Hwy 44 within a mile or two of the site, he is not in favor. Chairman Sturgill reminded the Commission that there will need to be two motions, one for the Comprehensive Plan Map Amendment and one for the Conditional Rezone.

MOTION: Commissioner Nevill moved to **recommend denial** to the Board of County Commissioners for Case No. OR2025-0017 and direct staff to change criteria E, to indicate there will be an impact on public services specifically, traffic and roads based on testimony received. Seconded by Commissioner Matthews.

Discussion on the Motion:

Commissioner Sheets stated he would be opposed to the motion, and his desire would be to get more information regarding actual event volumes as well as more information from ITD. Commissioner Sheets would rather table this to a date uncertain.

Roll call vote: 4 in favor, 2 opposed, motion passes.

MOTION: Commissioner Nevill moved to **recommend denial** to the Board of County Commissioners for Case No. CR2025-0007 and direct staff to change findings to state that the proposed use is compliant and also to change the analysis of question no. 6 in regard to testimony received about traffic impacts. Seconded by Commissioner Matthews.

Roll call vote: 4 in favor, 2 opposed, motion passes.

Item 2C:

Case No. CR2025-0012 – Middleton 187, LLC: The applicant, Todd Campbell Custom Homes, represented by Becky Yzaguirre, is requesting a conditional rezone of approximately 216.29 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) zone subject to a development agreement. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton.

Chairman Sturgill affirmed the applicant to testify.

Heathe Clark – (Representative) IN FAVOR – 251 E. Front St., Boise, ID 83770

Mr. Clark stated that planning supports this rezone and property is residential on the 2030 Comprehensive Plan. The existing conditions include significant residential development on all sides, including R-1 developments. They are prepared to ensure that the project is properly conditioned and that includes accepting staff's direction regarding a community water system. The subject property is 217 acres between Duff Ln. and Lansing. Mr. Clark reminded the Commission that they were before them a couple of years ago

Exhibit 2

with a different application that included more than 400 lots. At that time, the property was within Middleton's Area of City Impact. They spent three years working with the city to identify a pre-annexation agreement that included a municipal well for a lift station, sewer facilities, and water facilities. There were also requirements to improve Duff and Lansing and there was about 1.5 million in upfront commitments. The prior project included a density of 12,000 square foot lots as permitted in County Code. The impact area has now changed, but it is still planned for residential use in the County, which means larger lots with no municipal water or sewer. Mr. Clark noted that the request this evening is just for a rezone, and not a plat. The conditions of approval have been identified by staff in their report, and they are in agreement with them. A community water system is a more expensive option, but it is the right thing to do in this case. The reviews for community water systems are far more stringent and require DEQ and Southwest District Health oversight and annual monitoring. The community system will reduce the number of holes being put into the ground and will help monitor water consumption. The proposed well would only be for in-home use. Irrigation water will be provided using the surface water right that exists with Black Canyon Irrigation District. Mr. Clark stated that two intersections in particular are affected, Hwy 44 & Duff and Hwy 44 and Lansing. Mr. Clark is in agreement with staff's condition requiring those intersections to be fixed with the first final plat. Staff recommended a condition increasing the minimum lot size from 1.0 to 1.3 acres. They have agreed to a minimum of 1.3 acres which means that the concept plan of 160 lots will go down significantly as it was based on a lot size of 1.0 acres. Mr. Clark stated that they are proposing a 100-lot subdivision that is also committed to improving two intersections along Hwy 44. Mr. Clark discussed the criteria for a conditional rezone and identified that the use is consistent with the comprehensive plan as the property is residential and adjacent to like zoning, the proposed use is compatible with surrounding uses as there are 13 platted subdivisions in the area at 1.66 units per acre and adjacent subdivisions 1.32 units per acre. There will be adequate facilities provided, and the property is not within a nitrate priority area. They have reviewed the plan with Southwest District Health, and they indicated that the lot size(s) should not be a problem. Drainage is required in connection with the preliminary plat but understand that they can't allow a trespass of our drainage beyond the historic use to their neighbors. There have been no concerns expressed by Black Canyon Irrigation District. They do have legal access, and essential services will be provided. Mr. Clark stated that Middleton School District has responded to the hearing notification and in their comment noted that they have acquired funding for the 400-unit phase of the elementary school. Once that happens all of those elementary schools will have capacity. Mr. Clark stated that the applicant will continue with the \$1500 per unit contribution to the school district.

Commissioner Nevill asked if they were in agreement with the 14 conditions of approval. Mr. Clark was okay with all of them. Commissioner Nevill asked Mr. Clark to clarify the \$1500 per unit fee to the school district. Mr. Clark stated that when they discussed the previous project with the district they entered into an MOU for 421 units. They plan on doing the same thing with this new project. Mr. Clark stated that projects take awhile to get off the ground and they're at least two years out from having a shovel in the ground, let alone having residents living in the development. This project may add approximately 60 students over the course of the project which is likely to take 8-10 years.

Commissioner Sheets asked if the pre-annexation agreement with Middleton is still in effect. Mr. Clark stated that it is not. Commissioner Sheets asked if both parties cancelled it. Mr. Clark stated that it was contingent upon approval of the Farmington application, so it terminated automatically.

Chairman Sturgill referenced the proposed condition for traffic improvements, which states that signal lights or alternative improvements as indicated by Highway District No. 4 and ITD and asked the applicant if they've had discussions with those agencies as to what "alternative improvements" might be acceptable. Mr. Clark stated he was not aware of any other plan than a traffic light. The only question that has come up is whether there is enough right of way to make sure there are lights, and as he understands it there is adequate right of way. Chairman Sturgill asked if there would be any objection to removing the language from the proposed condition to remove "alternative improvements." Mr. Clark did not think there would be an objection. Mr.

Exhibit 2

Clark also added that ultimately Highway District No. 4 and ITD have jurisdiction and control over traffic improvements. Chairman Sturgill asked if Mr. Clark knew the cost of a light at those intersections. Mr. Clark stated at least a million and a half.

Principal Planner Deb Root reviewed the Staff Report for the record.

Commissioner Sheets asked for clarification on timeframes and referenced condition no. 2 and 4 and how those work together. Planner Root stated that commencement is defined as the submission & acceptance of a Preliminary Plat. The plat will then be reviewed and go through the planning and hearing process. The improvements will then be required prior to the Board signing a final plat. Commissioner Sheets asked how Middleton School District had secured funding for an additional elementary school. Planner Root stated she had reviewed Middleton's City Council minutes, and it appears they did get the funding and plans have been approved, but she was unclear where it came from.

Commissioner Nevill asked if the maintenance of the common lots will fall to the HOA. Planner Root replied, yes. Commissioner Nevill asked what areas are being farmed. Planner Root stated that the only areas not being farmed were the pond area in the corner and the northwest corner of Meadow Bluff Rd. as it is very steep.

Chairman Sturgill was also curious where the funding for the elementary school came from. He referenced Exhibit E2, which indicates that the high school and middle school are at 99 and 100 percent of capacity. He asked staff if they were able to quantify the number of residential entitlements approved but not yet built and occupied. Planner Root stated at the time Farmington was discussed there were about 3000 lots within the City of Middleton that had been approved and not built upon at that time, and that was two years ago. The City of Middleton enacted an ordinance to restrict any approval of development until school capacity has been addressed. Chairman Sturgill asked about testimony from Mr. Clark in regard to the size of lots that would be economically unviable for annexation and what Planner Root's thoughts were on that issue. Planner Root suggested asking Mr. Clark in rebuttal but planning departments such as the City of Caldwell and the City of Nampa don't want developments that don't meet their density thresholds. Chairman Sturgill stated he is concerned about the proposed language of condition no. 4, which adds alternative improvements. He is concerned that if approved, the governing highway bodies could elect to put in a turn lane in each direction as an alternative improvement which does not address the traffic metering problem. Planner Root stated that there is an opportunity to make the language stricter and if that is not what the highway district determines to be the appropriate path, the applicant could come back before the hearing body to amend that condition.

Dean Waite- IN FAVOR –2154 East Timber Trail, Kuna, ID 83634

Mr. Waite stated that he is an employee of the applicant. After the previous application, he met with several of the people that were opposed to hear their concerns. There were two messages that he heard again and again, one being lot size and traffic. In regard to lot size, the concern was 12,000 square foot lots. The applicant is now proposing a minimum lot size of 1.3 acres. In regard to traffic and safety, the intersections of Duff and Lansing were the main concern. All of the jurisdictions that have authority know it is a problem. In a meeting just last night, Highway District No. 4 and ITD discussed this corridor and specifically those intersections. It was stated by Highway District No. 4 that this is an urgent problem, but it will have to be driven and funded by a private entity. It is unprecedented that this developer of a single residential development has agreed to the cost of building two intersections along a state highway. Mr. Waite said that the cost per intersection, according to more recent budgeting, is 2.2 million dollars. In regard to sewer, they have met with Southwest District Health, and they were fully supportive of the proposed lot size with individual septic.

Exhibit 2

Antonio Conti- IN OPPOSITION –9965 Meadow Park Blvd., Middleton, ID 83644

Mr. Conti's biggest concern is that supporting entitlement without a plan is dangerous. Once the land is entitled, there is no recourse if something changes. Mr. Conti stated that approximately 30% of the boundary is R-1. Most of the lots in the area are over two acres in size. R-R zoning is more appropriate for the area. He agreed that traffic lights are expensive and noted that the City of Middleton and the highway district have been collecting funds for the lights and it doesn't mean the developer is going to pay the entire amount. Mr. Conti was surprised to see curb, gutter & sidewalk proposed and felt this is a hybrid city/county development. He added that this plan is a lot better than the previous plan.

Greg Baker- IN OPPOSITION –9863 Meadow Park Blvd., Middleton, ID 83644

Mr. Baker thanked the Commission for increasing the lot size on different projects and moving the impact zone. Mr. Baker discussed Meadow Park Blvd. and noted that part of the cul de sac will go away because it belongs to the developer, and the road would go through someone's property. He talked to the owner, and they had no idea they were going to eminent domain his property. Mr. Baker stated that this was in Middleton's plan, but it was not in the impact area and should be removed. Mr. Baker referenced the traffic study for Farmington and noted that there are driveways that exit onto Meadow Park. He questioned the R1 zoning and why they wouldn't do RR zoning and require 1.3 acre lots with nothing below that.

Mark Press- IN OPPOSITION –25762 Amble Way, Middleton, ID 83644

Mr. Press stated that signals on Hwy 44 need to be placed before they start building. He asked if improvements would be made to Purple Sage because Lansing and Duff both cross Purple Sage. There have been significant accidents on Purple Sage over the last few years.

Allen Colson- IN OPPOSITION –8802 Purple Sage Rd., Middleton, ID 83644

Mr. Colson lives about three houses down from the intersection of Purple Sage and Lansing. Purple Sage Rd. will be impacted by this project and already is impacted by development. 217 acres is a large area of agricultural land, and he noted this land has been in agriculture for the last 20 years. Mr. Colson spent 24 years in the military working on EMS helicopters as a crew chief. If a bond isn't passed and there is not enough personnel and equipment, drive times aren't going to matter. Adding 100 homes will increase the callouts to this location. He stated that the residents that currently live in the area have large acreages, and they are larger than 1.3 acres. Mr. Colson stated that he has 6.5 acres with horses, and he also raises hay. Adding 100 homes will impact the lifestyle of those in the area. He is concerned about the high school & middle school capacity. He also added that high school traffic from this development will take Purple Sage as their route to school.

Commissioner Nevill asked if the agriculture on the subject property yielded a good crop. Mr. Colson stated it has yielded every year. As far as making a profit, he couldn't testify to that.

James Shores- IN OPPOSITION –25088 Lansing Ln., Middleton, ID 83644

Mr. Shores stated that he moved to the Middleton area because it has a serene and farm-like environment. According to research he completed as of the first quarter of last year there's about 3000 residential zoned properties. This project represents a land use shift that is not compatible with the existing agricultural operations and will increase urban conflict pressure for nearby farms. Mr. Shores stated that based on the typical Idaho yields this land has the capacity to produce enough food to feed 3000 families a year. This area is where a lot of food is grown, and it seems like there's a lot of greed and putting in homes. Adding homes increases the demand on the aquifer and elevates the risks of failures and contamination as well. Mr. Shores stated that the long-term average cost to the average household here would be \$20-35,000. This cost is due to utility bills, special assessments, hookup fees, and taxes. Mr. Shores stated that new homes should pay for the new schools. Mr. Shores questioned how the \$1500 per lot would help if it is not on an annual basis.

Exhibit 2

Cheryl Palange- IN OPPOSITION –9155 Pursuit Ln., Middleton, ID 83644

Ms. Palange thanked the developer for the concessions. The lights are awesome, but there are still blind hills on both Duff and Lansing. Speed is also an issue in this area; she wakes up at 5:30 a.m. and there are several speeders at that time of day. She referenced a meeting at Middleton in which Can-Ada, Kingsbury, and Blessinger improvements are funded through subdivisions. It is anticipated that Kingsbury will have the first light. The lights will be built for a future 5 lane Hwy 44. They also voted last night to not include the alternate route of the highway. The southern route has to go through the federal process next. Ms. Palange stated she had an email exchange with Mark Gee (Middleton School District) in November of last year. There was land donated to the district. They received 11.1 million as new funding in addition to the 8 million they had from state modernization funds. Ms. Palange understands that one more bond has to fail before the district can receive those funds. Ms. Palange stated that the 19.1 million will build 2/3 of the Kingsbury school. When it is fully built, they actually will have room for only 250 students across elementary schools. Between the east side of the Middleton School District and the west side of Star, Mark Gee estimated there are 5,684 entitled lots. Ms. Palange has been to several Middleton meetings where they proudly wanted to annex them. She lives in the Cascade Hills Subdivision. The city wanted to annex for tax purposes to help pay for parks and roads. Ms. Palange referenced Meadow Park Blvd. near her and stated it does have a sidewalk with a swale. According to Google, it is a 55-mph zone although there are no speed limit signs. She has contacted Highway District 4 to install speed limit signs as there are children that walk to the corner to the bus stop.

Chairman Sturgill referenced Ms. Palange's testimony in regard to annexation and asked if it was her opinion that the City was trying to annex without services. Ms. Palange stated that they have expressed an interest in doing that at their meetings.

Commissioner Sheets asked about the 11.1 million in new funding and where that money came from. Ms. Palange read the email from Mr. Gee. Ms. Palange also stated that bonds need a super majority and so far they have not passed. She felt that if people keep voting for more bonds, more homes will be built.

Jamie Sharp- IN OPPOSITION –9221 Willow View Dr., Middleton, ID 83644

Ms. Sharp stated that she has an email from the school district. Both of her children attend Middleton Schools (Mill Creek Elementary & Middleton High School). She understands there will be another bond in May. The email stated that the bond has to pass to continue to run the schools the way they have been run. As a parent, that is worrisome. When more homes go in, that's a problem. She noted that their fire stations that are built with no one to run them. She also shared concerns regarding traffic and safety. Ms. Sharp stated she moved out to the area to have a rural lifestyle. She and her husband have 2.3 acres and raise animals on their property. Every time that agricultural land goes away it makes it harder for people to continue to do what they're doing. Ms. Sharp stated that when fields go away and developments go in, she sees the price of hay go up. Agricultural land is precious, and it should be protected.

Commissioner Nevill asked if the email referenced in her testimony was from Mr. Gee. Ms. Sharp stated it was signed by Mr. Gee.

Mike Sharp- IN OPPOSITION –9221 Willow View Dr., Middleton, ID 83644

Mr. Sharp stated that there used to be a lot of people who would ride horses in the area, but that is now gone because of traffic. Farm equipment still travels on Purple Sage so there is some farming going on in that area. Mr. Sharp stated that it is a struggle to hire school bus drivers, and it takes his children an hour to get to school. Traffic is a big deal in the area, and he agreed with previous testimony.

Chairman Sturgill asked how Mr. Sharp feels about the traffic lights at Duff & Lansing. Mr. Sharp stated that it would help but his concern is also Purple Sage.

Exhibit 2

Daniel Richards- IN OPPOSITION –8049 Plumberry Ct., Middleton, ID 83644

Mr. Richards stated that the \$1500 per lot will be passed onto the individuals that buy a home, not covered by the developer. He also stated that the cost for the lights will be passed on. The lights still have to go through the highway district, and it might be 2 years down the road or it might be 15 years. Mr. Richards is concerned about water in the area. He is also concerned about traffic; each home will likely have at least two cars and two trips in and out of the development.

Lyle Zufelt- IN OPPOSITION –9965 Grand Targee Trail, Middleton, ID 83644

Mr. Zufelt is concerned about water in the area. The P&Z Commission hopefully considers the needs of citizens or neighbors as well. Mr. Zufelt stated that the developers don't worry about the residential wells in the area, they have no reason to. Water is always a concern, especially when looking at the precipitation that we've received this year. The surrounding area contains lots that are larger than R-1. Mr. Zufelt stated that the water used for agriculture on the property comes from Black Canyon Irrigation District. This water is used for about a third of the year. A community well to serve over a hundred homes will impact individual wells that were drilled 20-40 years ago. He questioned why no one asks developers if they've tested other wells to assess the water level in the aquifer. Mr. Zufelt stated that no one would know that the aquifer is depleted until someone who drilled their well 30 years ago turns on the faucet.

Katy Vilhen- IN OPPOSITION –8826 Petra Ln., Middleton, ID 83644

Ms. Vilhen stated that most of her concerns had been addressed in prior testimony. It was her understanding that the light at Lansing would go in towards the end of the project and the project could be 8-10 years out. She stated that her daughter is in middle school and spends 45 minutes on the bus. The bus picks up high school kids first and then they are all in the same bus together. Having middle school and high school kids on the same bus is not ideal. Ms. Vilhen discussed the compatibility with surrounding land uses. She understands the importance of a question like that but saying that the surrounding area is residential, so it works to add more seems counterintuitive. They would like to keep rural/larger properties in this area. Ms. Vilhen stated that it was a bit concerning that the information that is put out is either incomplete or inaccurate.

Kim Takagi- IN OPPOSITION –24323 Duff Ln., Middleton, ID 83644

Ms. Takagi lives across from the subject property. She stated that rapeseed was grown on the property, which is a specialty crop used to make canola oil. This year they grew grain and had about a hundred bales of one ton straw. The subject property is good farmland. Highway District 4 has had issues with drainage in the area. There are issues with patched holes, and the sides of the roadway are starting to wear down and it needs to be taken care of. The speed limit by her home is 45 miles per hour, yet people go nearly 100 miles per hour. There are cattle out on that road all the time, and it is just a matter of time before someone gets hurt. Ms. Takagi stated that her property is in a dip and people can't see her when she is trying to go in her driveway. Adding over 100 homes across from her will cause issues. Her Mom and Dad moved to this area in 1978, and they do have a good well but adding a large number of homes may impact their well. She stated that two acre lots for septic systems should be considered.

Heather Peterson- IN OPPOSITION –11101 Old Middleton Rd., Middleton, ID 83644

Ms. Peterson referenced the fire levy and stated that information she received indicated that inflation costs paired with significant population growth and development of previously rural areas had created a budget shortfall and they needed \$2,225,000 just to continue to staff the fire department for the existing population. Ms. Peterson found it interesting that no comments were provided in regard to this project. The school district has stated that they will need to increase by a million dollars per year just to take care of the existing population.

Heathe Clark – (Representative) REBUTTAL– 251 E. Front St., Boise, ID 83770

Mr. Clark addressed the timing of signals on Duff and Lansing and stated that the preliminary plat would need to be approved before this would begin. There are carrying costs, and once the plat is approved they've got

Exhibit 2

to get the project off the ground, which will force them to move quickly on the signals. The concession that has been made is that the lights would happen at the beginning of the project. Duff and Lansing have existing failing conditions which means they're not eligible to be on the Capital Improvement Plan for areas that can be improved with impact fees. That has been the issue with Duff and Lansing, as there is no funding source. Purple Sage, however, is on the Capital Improvement Plan. As people develop, they pay impact fees and there will be improvements to Purple Sage as a result. That doesn't mean that development won't have an impact, but the TIS will identify improvements if required. Mr. Clark addressed the school district and the 11.1 million funding referenced in previous testimony. The 11.1 million came from the Public Schools Cooperative Fund. It is 8 million from the State's fund that was set aside last year via legislation. The school district has to run one more levy, and if it fails then the 11.1 million will kick in. If the levy is successful, then the money will come from the levy. Either way, the funding will be available for the new school. Mr. Clark referenced the letter in the packet from the school district. In the letter it states that it will fund phase 1, which will house 400 students and at that point they will be under capacity in all of the elementary schools. Mr. Clark looked at Middleton School District's website and it mirrors the dynamic that is happening across the valley. If you look at school enrollment in almost every school district, there is a demographic shift where there's an anticipation that the high schools are not going to have as much pressure on them later on. However, he noted that this is just his interpretation of the data and is not speaking for Superintendent Gee. Mr. Clark referenced testimony in regard to whether or not the conditions would apply if the property was sold. He stated that the conditions run with the ground and would apply to any subsequent owner. Mr. Clark stated that fire districts typically don't provide comment until the Preliminary Plat stage. He stated that they did talk with the district in connection with the previous request (Farmington) and had actually offered up a location for a station, but the department stated that wasn't necessary. The fire department currently has a station approximately 3.7 miles away. Mr. Clark referenced "forced annexation" that was discussed in previous testimony. Recent legislation requires 60% of the parcels and at least 50% of the area to consent, so they don't expect to be part of Middleton. He stated that the planning area shows this as residential. They have agreed to increase the minimum lot size by 30% from the previous application to be consistent.

Commissioner Nevill referenced Mr. Clark's testimony in regard to future high school students and what the price point would be for homes in the development. Mr. Clark stated that he was not able to answer that because he doesn't know what size his lots are. Todd Cambell does higher end homes. The issue in the valley is that it is very difficult to entitle lots and there is a shortage of supply. Studies show that no matter what type of housing is entitled, overall, it brings down the price of housing.

Chairman Sturgill asked staff if they had anything to add before public testimony was closed. Planner Root stated that Mr. Clark indicated that the homes would have fire sprinklers. This should be added as a condition on any preliminary or final plats and potentially no secondary units.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2025-0012, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill stated that on one hand there are not that many developers willing to take on highway improvement projects. However, the big question is whether it is time to take the land out of agriculture, and the short answer is no. In regard to the decision criteria, Commissioner Nevill noted no. 2 that the proposed conditional rezone is not compatible as there are existing agriculture operations. In regard to criteria no. 4, it will negatively affect the area because of existing agricultural operations. Criteria no. 6, in regard to traffic impacts on Hwy 44. In regard to criteria no. 8, there will be an impact on essential services (schools).

Exhibit 2

Chairman Sturgill referenced criteria 2 as noted by Commissioner Nevill and stated that one could argue that the Ag to the north may never change.

Commissioner Nevil stated that the survey conducted for the Comprehensive Plan showed that 80% of respondents said to preserve agriculture. Until that changes, he doesn't know that it's time to think about taking large chunks of ag land out of production.

Commissioner Sheets referenced criteria no. 8 and how it will impact services. He can't get around the elephant in the room that it will impact schools. The schools are in danger here because they're overcrowded and the solution is not throwing more people into the schools. He appreciates the proposed mitigation, but it is not a long-term solution for the entire Middleton School District. Chairman Sturgill asked Commissioner Sheets if he was comfortable with the traffic mitigation proposed. Commissioner Sheets stated that he appreciated the traffic mitigation proposal and the 4.4 million dedicated to traffic signals is admirable. It will not change the traffic situation on Hwy 44, and he doesn't think it is fair to pin that all on one developer. They should not be responsible for a regional traffic issue. Chairman Sturgill asked Commissioner Sheets if he would care to weigh in on criteria two, three and four that Commissioner Nevill discussed. Commissioner Sheets agreed to a certain extent. He felt that a 1.3-acre minimum lot size is more compatible but will still have a dramatic impact on the area. It will turn everything from Duff and Lansing into residential homes. Everything north of Hwy 44 is going to be pressured into more and more development.

Chairman Sturgill stated he came into the hearing deeply concerned about Hwy 44 and finds the applicants proposal to improve those two intersections is generous. However, Commissioner Sheets brought up a good point that once the intersections are improved, it certainly opens up the door for significant additional development. Chairman Sturgill is still concerned about the fact that the middle and high school are both over 98% capacity with a large number of entitlements yet to be built.

Commissioner Johnston stated that she was in agreement with what had been stated. This is a large piece of agricultural property and once it is removed it just makes the next ag property to the north more susceptible. The traffic mitigation (lights) would be wonderful, but unfortunately this should have been done by many before them, and we wouldn't be where we are.

Commissioner Matthews stated added to criteria no. 8, the testimony received in regard to fire stations that are unoccupied.

Commissioner Werhanowicz stated that this is a large piece of agricultural land and the more residential you put in, the less ag you have. Even though traffic lights would be put in, the development would add more traffic, so is it really fixing it?

MOTION: Commissioner Nevill moved to **recommend denial** of Case No. CR2025-0012 to the Board of County Commissioners, and direct staff to revise findings. Commissioner Nevil directed modification to criteria no. 2, finding that the use is not more appropriate based on testimony and evidence that the land is in agricultural production as well as ag in the area around it. Modify criteria no. 3, finding that the use is not compatible with existing uses as there is agricultural production on the property and on those around it. Modify criteria no. 4 finding that the proposed use will negatively affect the character of the area, as the property is in agricultural production and noted also testimony & exhibits received in regard to water concerns. Modify criteria no. 6, finding there would be an impact to traffic in the area, acknowledging the lights the applicant had offered, but there still would be an impact. Modify criteria no. 8, finding that essential services would be impacted, especially schools and emergency services as noted in testimony and exhibits in opposition as well as Exhibit E.2 from Middleton School District. Seconded by Commissioner Werhanowicz.

Exhibit 2

Discussion on the Motion:

Commissioner Nevill stated that this project may be the only way a light would be put in over the next 10 years. He doesn't see any other developers stepping forward and the Highway District Commissioners being willing to tax at the level it would take. Commissioner Nevill wanted to state that the developer should be commended for making the offer. Commissioner Nevill noted what actions the applicant could take to try to gain approval as waiting until the land is not being farmed as well as the land around it.

Commissioner Werhanowicz asked for clarification on Commissioner Nevill's suggestion as to what the applicant could do to try to gain approval, and suggested it be worded differently. Commissioner Nevill invited the Commission to provide feedback as to their thoughts.

Commissioner Matthews stated that he thinks that is not the way to go. He referenced testimony about the production of Rapeseed on the parcel. It is productive agricultural land.

Chairman Sturgill suggested consideration for other ideas about what the applicant can do to try to gain approval.

Commissioner Sheets stated that it is a timing issue. Specifically in regard to capacity for students at the middle and high school. Currently there is not a stable funding mechanism.

Chairman Sturgill asked if Commissioner Nevill was comfortable as having Commissioner Sheets' suggestion as the criteria for what the applicant can do to try to obtain approval. Commissioner Nevill stated that he agrees with what Commissioner Sheets stated, but he doesn't want to just give up on the ag.

Commissioner Sheets suggested a finding that stated when the land is declared non-viable. Commissioner Nevill agreed with the suggestion.

Chairman Sturgill stated that he was playing devils' advocate, and he doesn't think this will resonate with the Board of County Commissioners because that was not a criterion that has been utilized in the past for viable farmland and informed the Commission, he was open to suggestions. Chairman Sturgill went on to say that he would support the motion. In his opinion, the most definitive criteria is in regard to schools (no. 8) and the capacity issues and until there is funding at all three levels of the schools to support the development it should be denied.

Commissioner Nevill stated that since they need to provide the applicant with a recommendation on how they may gain approval, he agreed with Commissioner Sheets' suggestion. The applicant may gain approval when there is capacity and funding mechanisms to ensure that school capacities are maintained.

Roll call vote: 6 in favor, 0 opposed, motion passes.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director of Development Services Jay Gibbons stated that there was a request sent to Commissioner VanBeek from the FAA advisor at Ridgeview. The request was to see if there was any interest in putting a Board together for the students to practice their 10–15-minute presentations. When Director Gibbons finds out the interest, and how many practice presentations would be completed, he'd share the details via email.

Commissioner Nevill stated that he will miss the second hearing in May and the first hearing in June.

Exhibit 2

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Werhanowicz. Voice vote, motion carried. Hearing adjourned at 11:24 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of April 2026



Brian Sheets, Acting Chairman

ATTEST



Jennifer Almeida, Office Manager

EXHIBIT 3

P&Z Staff Report Packet Dated: February 19, 2026

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Board of County Commissioners

Case# CR2025-0006

Hearing Date: July 23, 2026



Planning & Zoning Commission
Hearing Date: February 19, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CR2025-0006

**APPLICANT/
PROPERTY OWNER:** Karen Desimini

APPLICATION: Conditional Rezone from Agricultural (A) Zone to the Conditional Rezone-Single-Family Residential (CR-R-1) Zone

LOCATION: 29672 Grandview Rd, Parma, ID, 83660
 Also referenced as Lot 3, Block 1 of Stutheit Subdivision, a portion of the SW1/4 of Section 18, T6N, R5W, BM, Canyon County, Idaho
 Parcel R14970202 (+/- 2.6 acres)

ANALYST: Karla Nelson, Principal Planner

STAFF RECOMMENDATION: Approval

REQUEST:

The applicant, Karen Desimini, requests a conditional rezone of Parcel R14970202, approximately 2.6 acres, from the “A” (Agricultural) zone to the “CR-R-1” (Conditional Rezone-Single-Family Residential) zone. The request includes a development agreement to allow for only one (1) additional parcel and to prohibit secondary dwellings. If the conditional rezone is approved, a subdivision plat will be required to divide the property.

PARCEL INFORMATION REPORT: *See Exhibit B.1 for information*

APPLICABLE CODE:

The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and §67-6519 (Application Granting Process).

BACKGROUND:

The property is in the northwest portion of Canyon County, approximately 1 mile east of the Oregon border, 2 miles south of Payette County, and 4.4 miles north of the City of Parma. The land is zoned “A” Agricultural (**Exhibit B.2.3**) and the 2030 Canyon County Comprehensive Plan Future Land Use Map designates the area as “Agricultural” with an intensive agricultural overlay (**Exhibit B.2.4**). The Stutheit Subdivision was platted with 4 lots in 2001, including the subject property (Parcel R14970202) as Lot 3, Block 1.

The subject property contains a primary and secondary residence, both built by the applicant in 2022 (BP2022-0725 and BP2022-0726). The applicant now proposes to conditionally rezone the property. If approved, a subdivision will be requested to divide the property into two (2) lots, each with an existing manufactured home.

Land on the south side of Grandview Road is part of the Idaho Investment Company Subdivision, with 5-acre lots platted for apple orchards in 1916. The 1910 Oregon Idaho Orchard Company Subdivision is found

0.40 miles to the north, and the 1912 Idaho Land Company Subdivision is directly to the north. The Stutheit Subdivision, including the subject property, was a re-subdivision of a portion of Block 10 of the Idaho Land Company Subdivision.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Staff Review		
Criteria Met?	Code Section	Analysis
Yes	1	Is the proposed conditional rezone generally consistent with the comprehensive plan?
Staff Analysis		The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The parcel is located in an area designated for agricultural use by the 2030 Comprehensive Plan Future Land Use Map. Page 25 of the plan describes the ‘Agricultural’ designation as follows: “The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value.” The property and the surrounding area are further designated as an intensive agricultural overlay. Page 28 of the Plan describes the intensive agricultural overlay as follows: “This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, greater water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety.” The Plan does not contemplate residential zoning in this area. However, Per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone, which in this case will allow for a single division and no additional residential structures, will align with existing residential and agricultural uses in the area. The request generally complies with the following goals and policies of the 2030 Comprehensive Plan: <u>Property Rights</u> The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • <u>Goal No. 1:</u> Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. • <u>Policy No. 1:</u> No person shall be deprived of private property without due process of law. • <u>Policy No. 3:</u> Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. <u>Population</u>

	COMPASS forecasts an increase of 27 households in the Traffic Analysis Zone (TAZ No. 2062) where the subject parcel is located over the next 25 years (Exhibit B2.9). The proposed conditional rezone to single-family residential will not add residential growth and is supported by the following: • <u>Policy No. 1</u>: Plan for anticipated population and households that the community can support with adequate services and amenities. • <u>Goal No. 2</u>: Promote housing, business, and service types needed to meet the demand of the future and existing population. <u>Economic Development</u> • Goal No. 5: Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. <u>Land Use and Community Design</u> The proposed conditional rezone will not allow for additional residential development, as the existing homes will be retained on each new lot, and secondary dwellings will be prohibited. This change to the zoning map without any changes to what is built on the ground is supported by: • <u>Policy No. 1.1</u>: Maintain a balance between residential growth and agriculture that protects the rural character. • <u>Policy No. 1.2</u>: Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. • <u>Goal No. 2</u>: Ensure that growth maintains and enhances the unique character throughout the County. • <u>Policy No. 2.1</u>: Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • <u>Policy No. 3.2</u>: Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. • <u>Policy No. 3.3</u>: Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility. • <u>Goal No. 7</u>: Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to the good quality of life. • <u>Policy No. 7.1</u>: Plan land uses that are compatible with the surrounding community. <u>Housing Goals</u> The proposed rezone will allow the applicant to request a subdivision of the property. The existing residential homes will be retained, one on each lot, and secondary residences will be prohibited. While the approval will not increase the amount of housing, it will allow for each existing home to be owned separately, and will not further fragment agricultural resources • <u>Goal No.1</u>: Encourage opportunities for a diversity of housing choices in the County. • <u>Policy No. 1.1</u>: Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes. • <u>Goal No. 2</u>: Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources. • <u>Goal No. 3</u>: Discourage housing in incompatible areas.
Criteria Met? Yes	2 When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Staff
Analysis

In consideration of the surrounding land uses, and as conditioned, the proposed zone change to “CR-R-1” is more appropriate than the current zoning designation of “A”.

Existing Conditions:

The surrounding area contains residential and agricultural uses. The closest single-family residential zoning (R-1) is found four (4) miles to the southeast near the city of Parma. However, properties with residential uses, comparable in size to those proposed, are adjacent to the subject property and can be found in the surrounding area. Rural Residential (R-R) zoning is found less than 600 feet to the west (**Exhibit B2.3**). There are nine subdivisions within a one-mile radius of the property with an average lot size of 9.56 acres (**Exhibit B2.7**). Eight out of the nine subdivisions were platted between 1909 and 1916, primarily with 5-acre lots. While these older subdivisions are zoned “A” Agricultural, many of the lot sizes are functionally more aligned with residential zoning. Within the 600-foot notification radius, three (3) of the thirteen (13) lots are smaller than the one-acre minimum lot size allowed within the proposed R-1 Single Family Residential Zone (**Exhibit B2.2**).

The subject property consists of class 3 moderately suited soil that is considered prime farmland if irrigated (**Exhibit B2.6**). The property does not have surface irrigation water rights, but groundwater irrigation is allowed with the domestic well (**Exhibits A6, D5, and D3**). There are two (2) feedlots within a two-mile radius of the property (**Exhibit B2.5**). The property contains a primary (BP2022-0725) and secondary residence (BP2022-0726), accessory structures (BP2022-1185, BP2022-1137), gardens, and small animals such as chickens, ducks, and goats (**Exhibit A2**).

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential and Agricultural	A	
S	Residential	A	
E	Residential and Agricultural	A	
W	Residential, River, and Agricultural	RR and A	

“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)

Surrounding Land Use Cases:

There are no recent land use cases within a one-mile radius of the property.

Rezoning Request

The request is to conditionally rezone the subject property to the CR-R-1 Zone, subject to the conditions of a development agreement. Pursuant to Canyon County Ordinance 07-10-25(3), the purpose of the R-1 Single-Family Residential zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

The subject property is surrounded primarily by residential land uses, with lot sizes ranging from approximately 0.6 acres to 4.38 acres (**Exhibits B2.2, 2.1, and 2.10**). Agricultural crop production is located approximately 400 feet to the east, adjacent to the river, and along Apple Valley Road (**Exhibit B2.1**). Comments received from the Growing Together Advisory Board note that approval of the rezone would create an isolated zoning pocket that would open the door to further spot zoning requests in the County. However, Canyon County Code §07-06-07(3) specifically states that a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone will not allow for increased development on the property and will maintain compatibility with adjacent and

	nearby properties that predominantly contain residential use on lots that are under 5 acres in size (Exhibits B2.1 and B2.10). The surrounding lot size pattern, with lots that are frequently under five acres in size (Exhibit B2.10), largely resulted from subdivisions established in the early 1900s. Many of the underlying subdivision lots in the area remain valid and could be reestablished or further divided through an administrative process under the current Canyon County Code. Given the prevalence of residential lots under five (5) acres in size, the proposed conditional rezone to R-1 is consistent with existing land uses (Exhibit B2.10). Additionally, the rezone will not increase the number of residential units on the subject property. <i>See further analysis in sections 3 and 4 for additional evidence.</i>	
Criteria Met?	3	Is the proposed conditional rezone compatible with surrounding land uses?
Yes		
Staff Analysis	The proposed conditional rezone to “CR-R-1” is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed conditional rezone to Single-Family Residential (R-1) is compatible with surrounding land uses, which are primarily residential lots under five (5) acres and agriculture (Exhibit B2.1). The proposed rezone is intended to facilitate the subdivision of the property into two (2) lots, each greater than one (1) acre in size. The applicant legally built a secondary residence on the property, and the proposed rezone will allow for that residence to be separately owned. The letter of intent details that the request for the rezone pertains to matters of inheritance and will allow the property to be held in two separate trusts (Exhibit A2). No additional development is planned on the property, and a condition of approval will prohibit secondary residences. The use will maintain its existing compatibility with surrounding land uses, as surrounding properties will not experience any physical changes on the land. No additional traffic, noise, construction, or activity is anticipated with this rezone request. There are nine subdivisions within a one-mile radius of the subject property with an average lot size of 9.56 acres (Exhibit B2.7). While the proposed lots at just over one acre will be smaller than the surrounding average lot sizes, there are other similarly sized parcels in the area. Within the 600-foot notification radius, there are three lots smaller than those proposed, and aerial imagery, as well as the lot classification map of the surrounding one-mile area, show several other similar-sized lots (Exhibits B2.2, B2.1, and B2.10). Furthermore, not all the underlying 1900s subdivision lots have been resurrected. If property owners choose to exercise currently allowed administrative processes within the Canyon County Code, residential lots between 1 and 5 acres in size could become more prevalent in the surrounding area. While this proposal will require a rezone and subdivision, the proposed lot sizes are commensurate with previous land divisions within half a mile of the subject parcel: • R23079010B0/B2 – CU2004-599 & LS2004-956: 1.01 & 1.11 acres • R23071010/11 – LS2004-950: 0.60 & 1.26 acres • R23065010 – LS2005-68: 1.51 acres • R23079010C/C1 – LS2004-955: 0.28 & 1.38 acres • R23101010A/B – LS2004-944: 0.6 & 0.57 acres • R23079010A/A1 – LS2006-129: 2.3 & 2.32 acres	

	See further analysis in sections 2 and 4 for additional evidence.	
Criteria Met?	4	Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Yes		
Staff Analysis	The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. Character of the Area: The character of the area is rural with large residential lots and nearby fields in crop production. The Snake River is approximately 330 feet to the west, and recreational opportunities are found approximately 2 miles south at the Fort Boise Wildlife Management Area. The community of Nyssa, Oregon, is a six-minute drive to the northwest. Large agricultural fields are found nearby, but the immediate area surrounding the subject property and south of Grandview Road is defined by lots approximately 0.5 to 5 acres in size (Exhibits B2.10, B2.1, and B2.2). The proposed rezone will not increase density or development in the area. If approved, the property will be subsequently subdivided, allowing the existing single-family home and secondary residence to be placed on their own lots under separate ownership. No additional development is planned, secondary residences will be prohibited, and the character of the area will be unchanged. The following measures will be implemented to mitigate the impact To ensure that the character of the area remains unchanged, a proposed condition of approval will prohibit secondary residences, and the property will be divided in substantial conformance with the site plan (Exhibit A3). See recommended conditions beginning on page 8. See further analysis in sections 2 and 3 for additional evidence.	
Criteria Met?	5	Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?
Yes		
Staff Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The applicant's letter of intent states that adequate facilities are already in place for the residences on the parcel, with no additional services needed for water, sewer, or irrigation (Exhibit A2). Sewer: A shared septic system is in place to serve the primary and secondary residences on the property. Comment from Southwest District Health states that they are not concerned with the rezone, provided the future subdivision does not impact the location of the existing septic system and that all required separation distances to features of concern comply with IDAPA 58.01.0 (Exhibit D4). Water: The property has an existing domestic well that the applicant intends to share between the two future lots (Exhibits A2, A4, and A9). The subdivision plat will require compliance with Idaho Department of Water Resources standards, including a shared well agreement. The property is not within a nitrate priority area. The nearest well with known nitrate levels elevated to the water standard of 10 milligrams per liter is approximately 0.7 miles to the south (Exhibit B2.8). Drainage:	

	Existing drainage patterns will be maintained and retained on site (Exhibit A4). The subsequent subdivision plat will be required to demonstrate that stormwater runoff will be maintained onsite. Irrigation: Correspondence with the Farmers’ Cooperative Ditch Company confirms that the property does not have surface irrigation water rights (Exhibits A6 and D5). Irrigation will be provided through the Idaho Department of Water Resources (IDWR) via a domestic well or irrigation well water rights. Comments from IDWR state that the property does currently have groundwater rights with permit 63-34887 that allows for two (2) acres of irrigation for one home. Water can be shared and split equally between the lots if a shared well agreement is provided to IDWR. Without a shared well agreement, the owner of the second home/property would need to drill a new well (Exhibit D3). Utility: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 4, 2025, and January 20, 2026. No agency comments were provided by those services at the time the staff report was written. The existing homes are served by utilities, and no changes are anticipated with this request.	
Criteria Met?	6	Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
Yes		
Staff Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property or to minimize undue interference with existing and/or future traffic patterns created by the proposed development. The request allows two existing dwellings to be located on separate lots. Condition number 3 prohibits secondary dwellings, and as a result, the request will not increase vehicle trips. Idaho Transportation Department (ITD) does not have any concerns regarding the request as it does not meet the threshold for a traffic study, nor does it pose any safety concerns (Exhibit D1). Comment from Notus Parma Highway District No. 2 further details that the proposal is not expected to generate additional traffic and that a traffic impact study is not required (Exhibit D6).	
Criteria Met?	7	Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?
Yes		
Staff Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access if the property is subdivided. See the review and analysis detailed below. Access to the homes comes from a shared driveway onto Grandview Road, a local public road. Notus Parma Highway District No. 2 provided a comment stating that no additional approaches shall be permitted as a result of the rezone or subdivision and that a shared access easement or deed restriction shall be recorded with the subdivision plat, ensuring both parcels have legal access via the existing approach (Exhibit D6).	
Criteria Met?	8	Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
Yes		
Staff Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. Schools:	

The request will not increase the student population and is not anticipated to impact Parma School District #137. Notice was provided to the school district on June 4, 2025, and January 20, 2026; no comments were received.

Police:

The subject parcels are under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. The rezone will not result in additional dwelling units and is not anticipated to cause a negative impact or require additional public funding. Agency comments were sent out on June 4, 2025, and January 20, 2026, and no comments were received by the Sheriff's Office.

Fire protection & Emergency Medical Services:

Correspondence with the Parma Fire Department confirmed that no fire department conditions will be required (**Exhibit D2**). The fire department signed off on the residences and driveway when the primary and secondary residence building permits were approved. No additional residences will be allowed if the conditional rezone and subsequent subdivision are approved.

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on June 4, 2025, and January 20, 2026. Property owners within 600 feet of the subject property boundaries were notified on January 20, 2026. Full political notice was completed on January 20, 2026. A newspaper notice was published on January 20, 2026. The subject property was posted with a notice on January 23, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline are located in Exhibit D.

PUBLIC COMMENTS

Staff received "Two" (2) total written public comments by the materials deadline of February 9, 2026. The comments received were opposed to the request, citing concerns with introducing residential zoning in an agricultural area. All public comments received by the aforementioned materials deadline are located in Exhibit E.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. All requirements of the Idaho Department of Water Resources shall be followed, see Exhibit D3.
2. The subject parcel, R14970202, shall be subdivided in compliance with Chapter 7, Article 17 of the Canyon County Code of Ordinances (CCCO), subject to the following restrictions:
 - a. The parcel shall be divided a maximum of one (1) time, in substantial compliance with the applicant's site plan (Exhibit A.3).
3. Secondary residences per CCCO §07-02-03, §07-10-27, and §07-14-25 are prohibited.

4. The request shall comply with CCCO §07-06-07(4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.”

DECISION OPTIONS

- **Approval of the Application:** “I move to approve CR2025-0006, Desimini, finding the application **does** meet the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that:** [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application:** “I move to deny CR2025-0006, Desimini finding the application **does not** meet the criteria for approval under 07-06-07(6) of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].
- **Table the Application:** “I move to continue CR2024-0006, Desimini to a [*date certain or uncertain*]

EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Site Plan
4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgements
7. Warranty Deed
8. Applicant Email Correspondence on Conditions of Approval and Services.
 - 8.1. Proposed Division

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
 - 2.1. Small Air Ortho (1-Mile)
 - 2.2. Small Vicinity Map
 - 2.3. Zoning and Classification
 - 2.4. Canyon County 20230 Future Land Use Map
 - 2.5. Dairy, Feedlot, and Gravel Pit
 - 2.6. Soil and Prime Farmlands Map with Report
 - 2.7. Subdivision Map and Report
 - 2.8. Nitrate Priority Wells
 - 2.9. TAZ Households
 - 2.10. Lot Classification Map
 - 2.11. Case Map (1-Mile)
 - 2.12. Slope Percent Map
3. Expanded Zoning Radius

C. Site Visit Photos: December 3, 2025

D. Agency Comments Received by: February 9, 2026

1. Idaho Transportation Department; Received: June 10, 2025
2. Parma Fire; Received: December 22, 2025
3. Idaho Department of Water Resources; Received: December 22, 2025
 - 3.1. Water Permit Report: 63-34887
 - 3.2. Floodplain Specialist: Received: January 22, 2026
4. Southwest District Health; Received: December 22, 2025

Exhibit 3:

- 4.1. Final/As-Built – Subsurface Sewage Disposal
- 5. Farmers Cooperative Ditch Company; Received December 22, 2025
- 6. Notus Parma Highway District No. 2; Received: January 21, 2026
- 7. Idaho Department of Environmental Quality: January 26, 2026
- E. Public Comments Received by: February 9, 2026**
 - 1. Growing Together; Received: January 29, 2026
 - 2. Snake River Canyon Scenic Byway; Received: February 9, 2026
- F. Draft FCOS**

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2025-0006

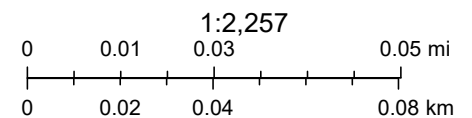
Hearing date: February 19, 2026



5/13/2025, 4:02:02 PM

 Multiple Parcel Search _Query result Imagery_2022

CanyonCountyRoads

 Roads Red: Band_1 Green: Band_2 Blue: Band_3

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Karen Desimini</u>	
	MAILING ADDRESS: <u>29672 Grandview Rd, Parma, ID 83660</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>Karen J. Desimini</u> Date: <u>5-8-25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>29672 Grandview Rd, Parma, ID</u>	
	PARCEL NUMBER: <u>R14970202</u>	
	PARCEL SIZE: <u>2.60 Acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>Aa</u>	PROPOSED ZONING: <u>R-1</u>
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2025-0006</u>	DATE RECEIVED: <u>5/13/25</u>
RECEIVED BY: <u>M. Barron</u>	APPLICATION FEE: <u>2400.00</u> CK MO CC CASH

May 8, 2025

To Whom it May Concern

In regards to Lot #R14970202 located at 29672 Grandview Road, Parma, ID., we are requesting a conditional rezoning of the property.

Currently the land contains two homes and is used mainly for gardening and housing small animals such as chickens, ducks and goats.

Proposed concept for conditional rezone involves dividing the 2.6 acres of land into two (2) parcels of land, both greater than one (1) acre. This will conform with the options from agriculture to "R-1" with no further development on these properties. With this requested change there will be no additional traffic expected on the property.

The purpose of this request for conditional rezone pertains entirely to matters of inheritance and to hold property in two separate trusts.

Adequate facilities are already in place for the residences on the parcel with no additional services for water, sewer or irrigation needed.

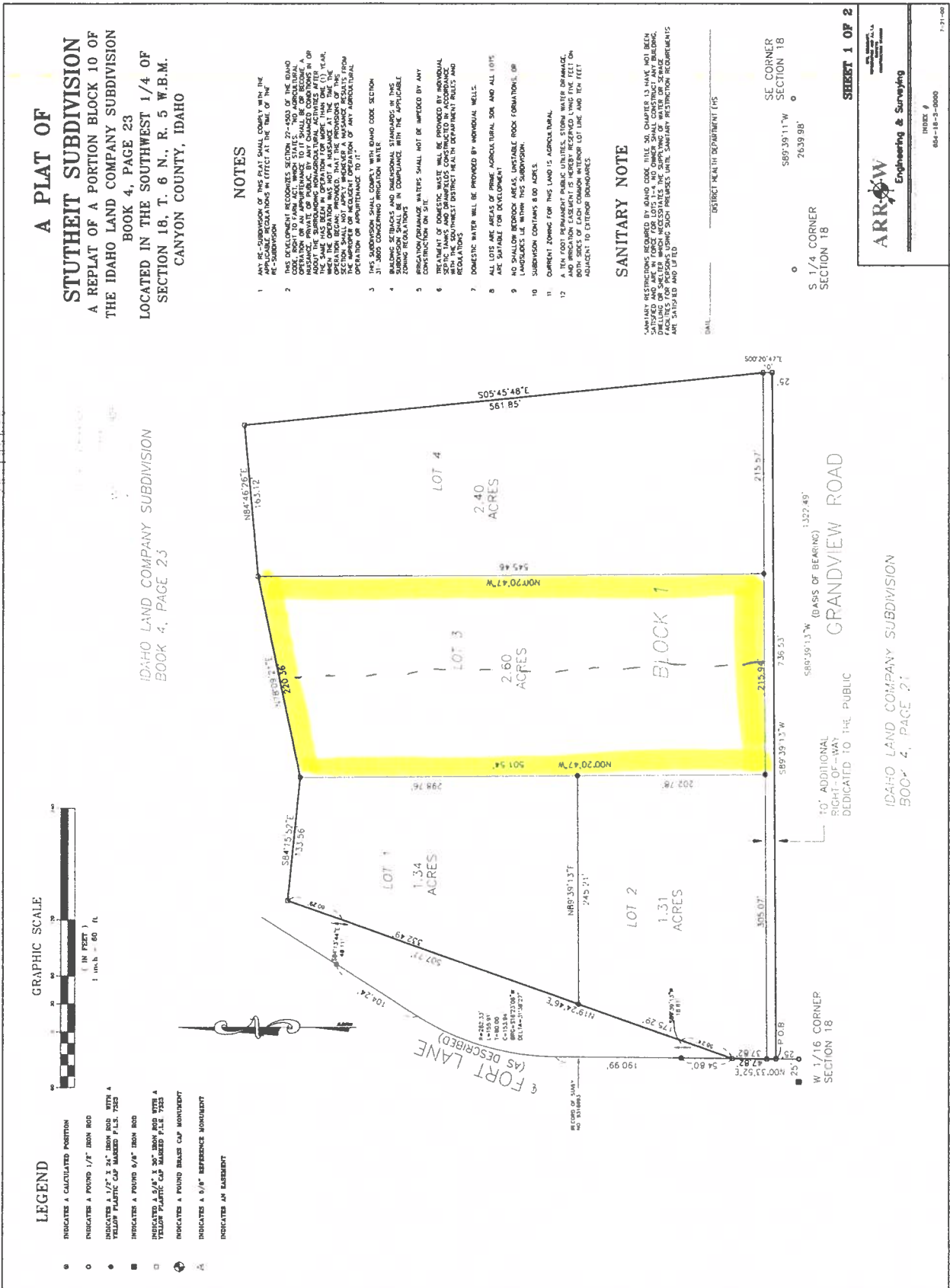
Conditional rezone request also is consistent with other surrounding properties that are primarily one acre or more in size and contain family dwellings. We understand that by requesting this conditional rezone it may have an impact on assessed property values. We also acknowledge the possibility of increased taxes due to change in assessed value.

If there are any further questions, please reach out to Karen Desimini [REDACTED]
My email address is

Thank you for your consideration in this matter.

Sincerely


Karen Desimini



LAND USE WORKSHEET	
PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:	
GENERAL INFORMATION	
1. DOMESTIC WATER:	☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City ☐ N/A – Explain why this is not applicable: _____ ☐ How many Individual Domestic Wells are proposed? _____
2. SEWER (Wastewater)	☒ Individual Septic ☐ Centralized Sewer system ☐ N/A – Explain why this is not applicable: _____
3. IRRIGATION WATER PROVIDED VIA:	☐ Surface ☐ Irrigation Well ☒ None
4. IF IRRIGATED, PROPOSED IRRIGATION:	☐ Pressurized ☐ Gravity <u>N/A</u>
5. ACCESS:	☒ Frontage ☐ Easement Easement width _____ Inst. # _____
6. INTERNAL ROADS:	☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____
7. FENCING	☐ Fencing will be provided (Please show location on site plan) Type: <u>N/A</u> Height: _____
8. STORMWATER:	☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches ☐ Other: _____
9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)	<u>N/A</u>

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 2
☐ Commercial _____
 ☐ Industrial _____
☐ Common 0
☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: Not available other house well

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks
 ☐ Curbs
 ☐ Gutters
 ☐ Street Lights
 ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? N/A ☐ No4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: N/A ft Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? N/A

Is there is a loading or unloading area? N/A

ANIMAL CARE-RELATED USES	
1. MAXIMUM NUMBER OF ANIMALS:	_____
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?	☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?	☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars
4. ANIMAL WASTE DISPOSAL	☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System ☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #310, Caldwell, ID 83605zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633

**NEIGHBORHOOD MEETING SIGN UP SHEET****CANYON COUNTY ZONING ORDINANCE §07-01-15**

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 29672 Grandview Rd	Parcel Number:	
City: Parma	State: ID	ZIP Code: 83660
Notices Mailed Date: 1-15-25	Number of Acres: 2.7	Current Zoning: A9
Description of the Request: To divide property for estate purposes.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Karen Desimini		
Company Name: -		
Current address: 29672 Grandview Rd		
City: Parma	State: ID	ZIP Code: 83660
Phone:	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 1/27/25	MEETING LOCATION: Parma Senior Center	
MEETING START TIME: 7:00pm	MEETING END TIME: 8:00pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Clarice Martin	Clarice E. Martin	29722 Grandview Rd
2. TIM MARTIN	Tim Martin	29722 Grandview Rd
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Karen J. Desimini Karen J. Desimini

APPLICANT/REPRESENTATIVE (Signature): Karen J. Desimini

DATE: 1 / 27 / 25



AGENCY ACKNOWLEDGMENT

Date: 5-8-25
 Applicant: Karen Desimini
 Parcel Number: R14970202
 Site Address: 29672 Grandview Rd, Parma, ID 83660

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 05/07/2025 Signed: Anthony Zee
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

Fire District:

District: Parma Fire

☒ Applicant submitted/met for informal review.

Date: 5/7/25 Signed: [Signature]
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

Highway District:

District: _____

☒ Applicant submitted/met for informal review.

Date: 4/29/25 Signed: [Signature]
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

Irrigation District:

District: ITD

☒ Applicant submitted/met for informal review.

Date: 5/7/25 Signed: [Signature] NO water rights with property
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

Area of City Impact See attached letter City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Desimini, Karen J : Desimini, Nicole MParcel Number: R14970202Site Address: 29672 Grandview Rd, Parma, Idaho 83660

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

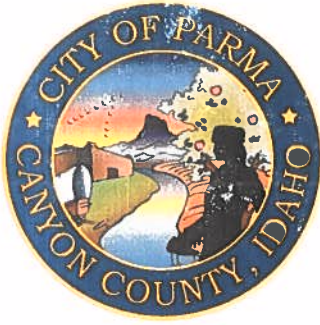
Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.
Date: 4-18-2025 Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



City of Parma 305 N. 3rd street
P.O. Box 608 Parma, Idaho 83660
208-722-5138

April 18, 2025

Canyon County Development Services

RE: Karen J & Nichole M Desimini
29672 Grandview Road
Parma, ID 83660
Parcel R14970202

The property listed above is outside of the City of Parma's Area of Impact Area. The City of Parma does not have an opinion on this application at this time.

Sincerely,


Jacob M Qualls, City Treasurer
City of Parma



Order Number: 22454047

2022-027673	
RECORDED	
05/26/2022 02:22 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 ADMARTINEZ	\$15.00
TYPE DEED	
TITLEONE BO SE	
ELECTRONICALLY RECORDED	

Warranty Deed

For value received,

Trevor Everson, A Married Man, and Mauvia Moon, An Unmarried Woman

the grantor, does hereby grant, bargain, sell, and convey unto

Karen J. Desimini, as Trustee of the Karen J. Desimini Living Trust dated January 24, 2022

whose current address is 29672 Grandview Rd, Parma, ID 83660

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 22454047

Warranty Deed - Page 1 of 3

Dated: May 24, 2022

Trevor Everson

Trevor Everson

Mauvia Moon

Mauvia Moon

Cassie Everson

Cassie Everson

State of Idaho, County of Canyon ss.

On this 25th day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Trevor Everson and Mauvia Moon, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same. He and Cassie Everson

Tiffany A. Barrett

Notary Public

Residing in: Valdora, IdahoMy Commission Expires: 05/17/2026

(seal)

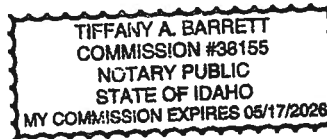


EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 3 in Block 1 of Stutheit Subdivision, according to the official plat thereof, filed in Book 29 of Plats at Page(s) 21, records of Canyon County, Idaho.

Karla Nelson

From: Karen Desimini <[REDACTED]>
Sent: Tuesday, January 13, 2026 8:37 AM
To: Karla Nelson; Peggy Sisk
Subject: [External] CR2025-0006

Good morning Karla

I just spoke with Skylar at the ID Department of Water and he informed me that when the property has been split and a new legal received that we would go in and make the changes with them. I advised him that we would be happy to do this.

I hope this answers your question regarding this issue.

Sincerely

Karen.

Karla Nelson

From: Karen Desimini <[REDACTED]>
Sent: Thursday, January 1, 2026 8:43 PM
To: Karla Nelson
Subject: Re: [External] Re: CR2025-0006

Hi Karla

Thank you for returning my call and giving me clarification. I will address each of these issues separately.

Well:

the property line for the division of the property will be exactly where the well is now and so both parties will have access to it,.

Leach Field:

We will have a document written into the title search which will indicate that the party of the property on which it is located will allow the other party access if needed. Also will be noted that both parties will split any and all costs pertaining to the maintenance of the leach field.

I hope that this clarifies these matters. If you need more from me, please let me know.

Thank you again

Karen

On Tue, Dec 23, 2025 at 1:42 PM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Thanks, Karen,

I'm working on the services section of my report. Do you have one or two wells on the property? If there is one, is your plan to create an easement to ensure both properties can access, and do you plan on having a water users maintenance agreement?

Similarly, with septic, is the system connected, or is each house on its own separate septic system?

I understand you are able to use some groundwater for irrigation. Do you plan on splitting that right between the two properties?

These questions will become more important with the subdivision phase, but I do need to address them with the rezone just to ensure that there is a plan that will work for both lots once divided.

Thanks for all your insight!

**Karla Nelson, AICP**

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Karen Desimini <[REDACTED]>
Sent: Tuesday, December 23, 2025 1:15 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Re: CR2025-0006

Hi Karla.

Yes we are perfectly fine with that condition.

Thank you for your assistance with this.

Karen

On Mon, Dec 22, 2025 at 16:30 Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Hi Karen,

I'm trying to work through the findings for your request. Your letter of intent states that no further development will occur on the properties. I just want to confirm that you are comfortable with a condition that would prohibit secondary dwellings?

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Karla Nelson

From: Karen Desimini <[REDACTED]>
Sent: Monday, February 9, 2026 9:01 AM
To: Karla Nelson
Subject: [External] Re: CR2025-0006
Attachments: property map.png

Good Morning Karla

I am attaching a picture of the property showing the split line. If you have any questions please let me know.

Thank you

Sincerely

Karen Desimini

On Mon, Feb 9, 2026 at 8:53 AM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Hi Karen,

Just a reminder that today is the materials deadline. If you would like to present a PowerPoint or include any additional information in the packet, I will need those materials today. We have received one public comment from a group called growing together. I've attached their letter.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov



EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

R14970202 PARCEL INFORMATION REPORT

2/6/2026 4:13:32 PM

PARCEL NUMBER: R14970202

OWNER NAME: DESIMINI KAREN J

CO-OWNER: DESIMINI NICOLE M

MAILING ADDRESS: 29672 GRANDVIEW RD PARMA ID 83660

SITE ADDRESS: 29672 GRANDVIEW RD

TAX CODE: 0490000

TWP: 6N **RNG:** 5W **SEC:** 18 **QUARTER:** SW

ACRES: 2.60

HOME OWNERS EXEMPTION: Yes

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: NOTUS-PARMA HWY #2

FIRE DISTRICT: PARMA FIRE

SCHOOL DISTRICT: PARMA SCHOOL DIST #137

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRICULTURE

IRRIGATION DISTRICT: FARMERS COOPERATIVE DITCH CO

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:**
16027C0075G

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2022037234

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 18-6N-5W SW STUTHEIT SUB LT 3 BLK 1 T78776

PLATTED SUBDIVISION: STUTHEIT SUB

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



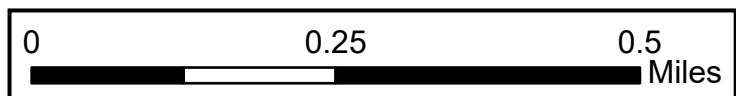
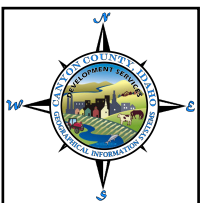
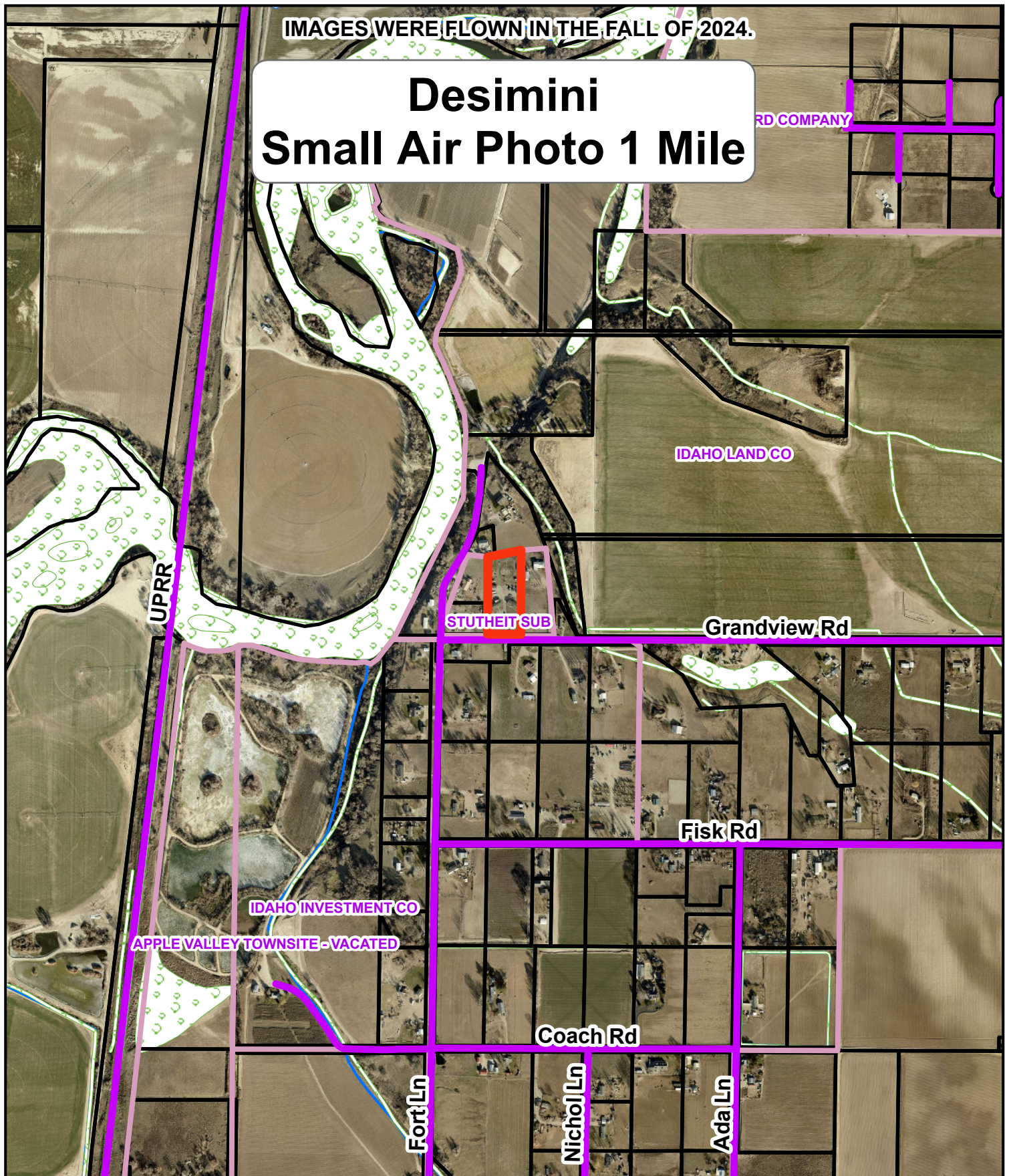
DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

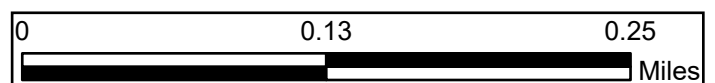
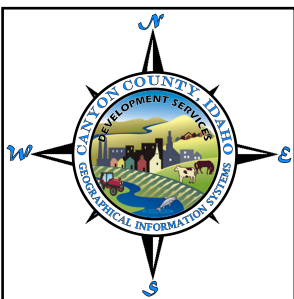
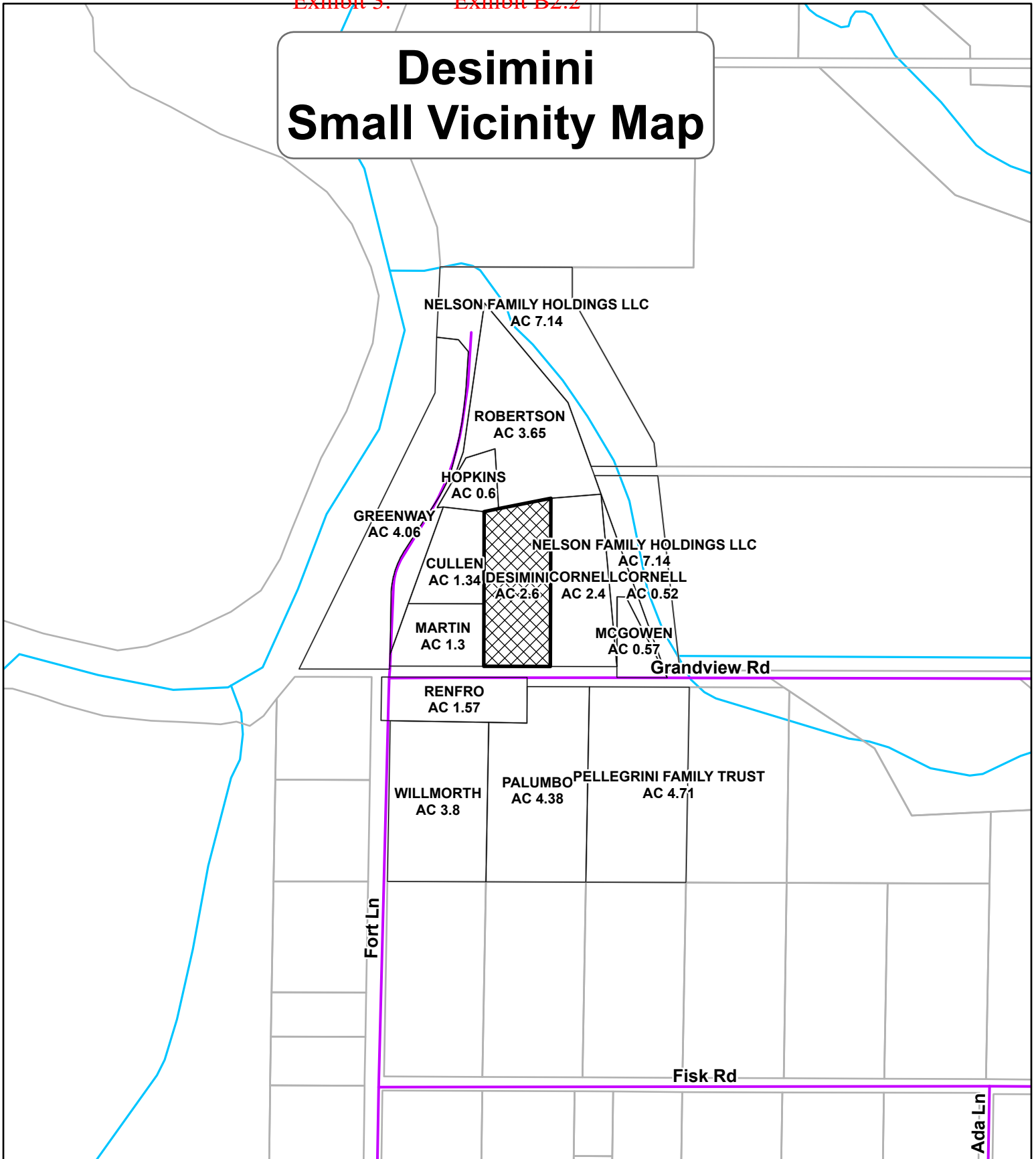
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

IMAGES WERE FLOWN IN THE FALL OF 2024.

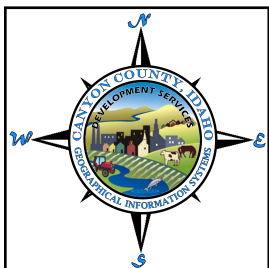
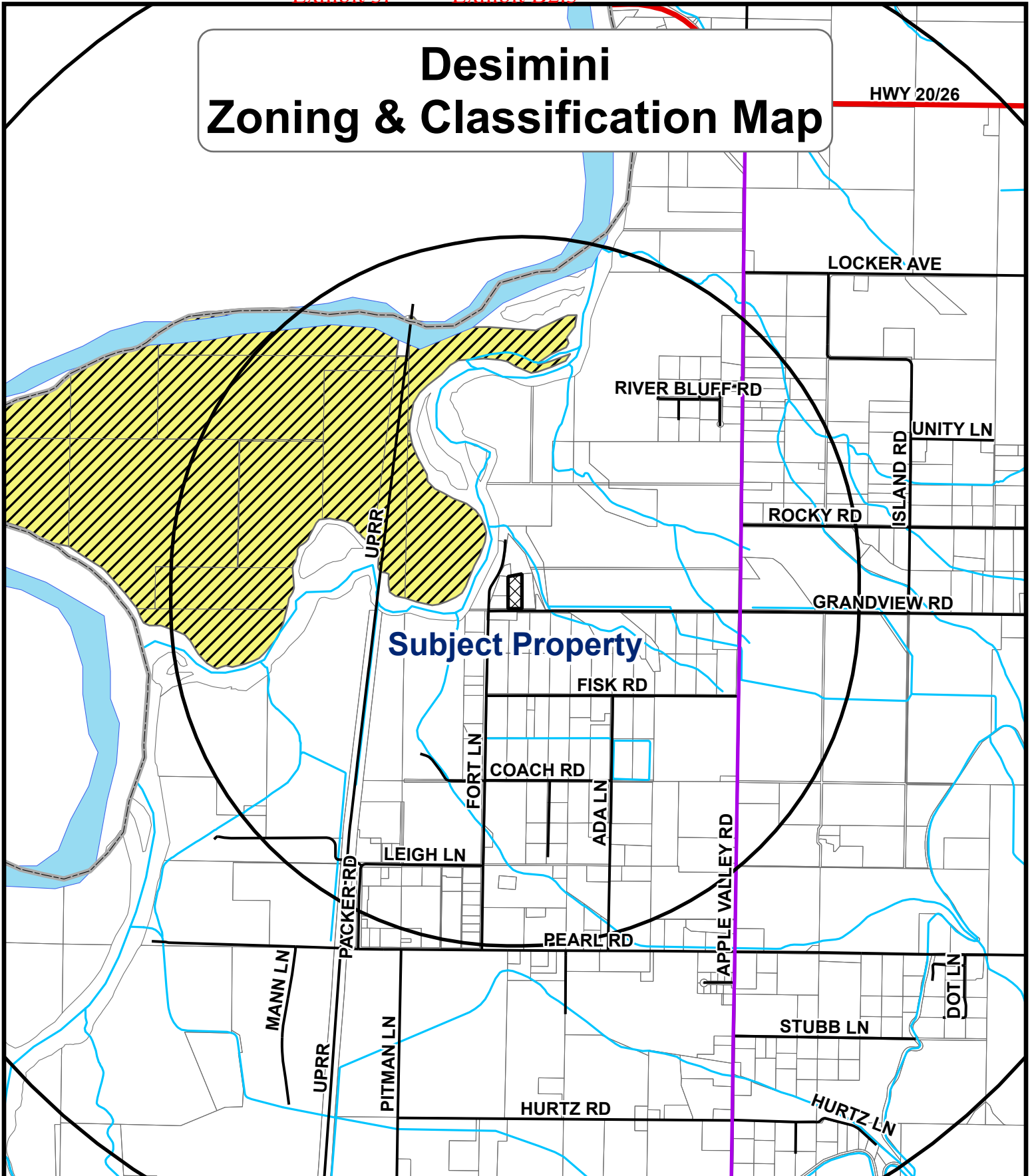
Desimini Small Air Photo 1 Mile



Desimini Small Vicinity Map



Desimini Zoning & Classification Map



RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1

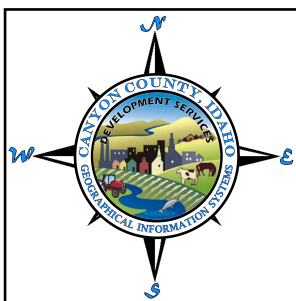
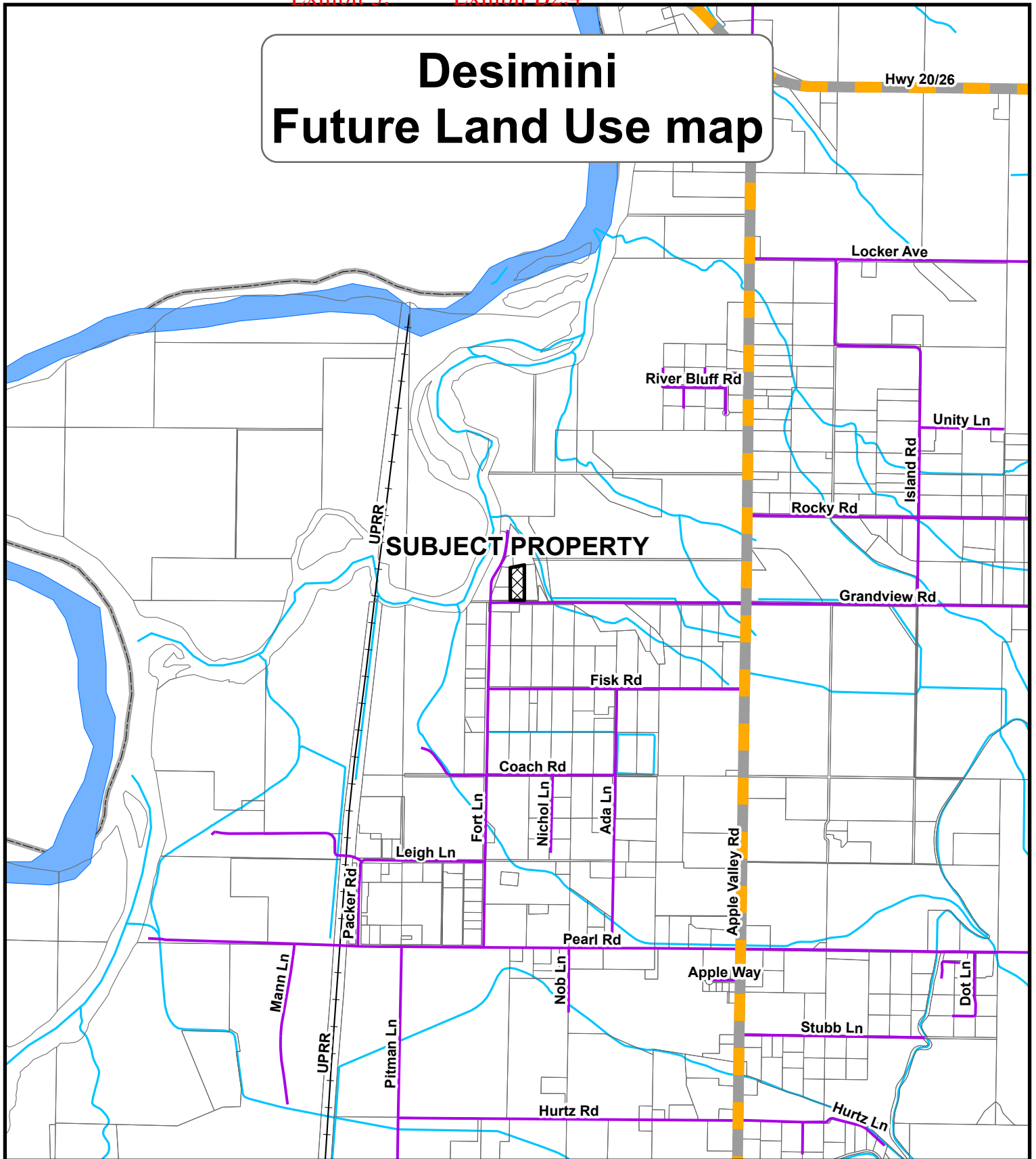
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE

OTHER
FREEWAY/
EXPRESSWAY
PROPOSED
OTHER
FREEWAY/
EXPRESSWAY
PRINCIPAL
ARTERIAL

PROPOSED
PRINCIPAL
ARTERIAL
MINOR ARTERIAL
PROPOSED
MINOR ARTERIAL
COLLECTOR
PROPOSED
COLLECTOR

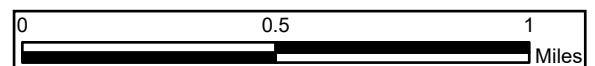
0 0.25 0.5
Miles

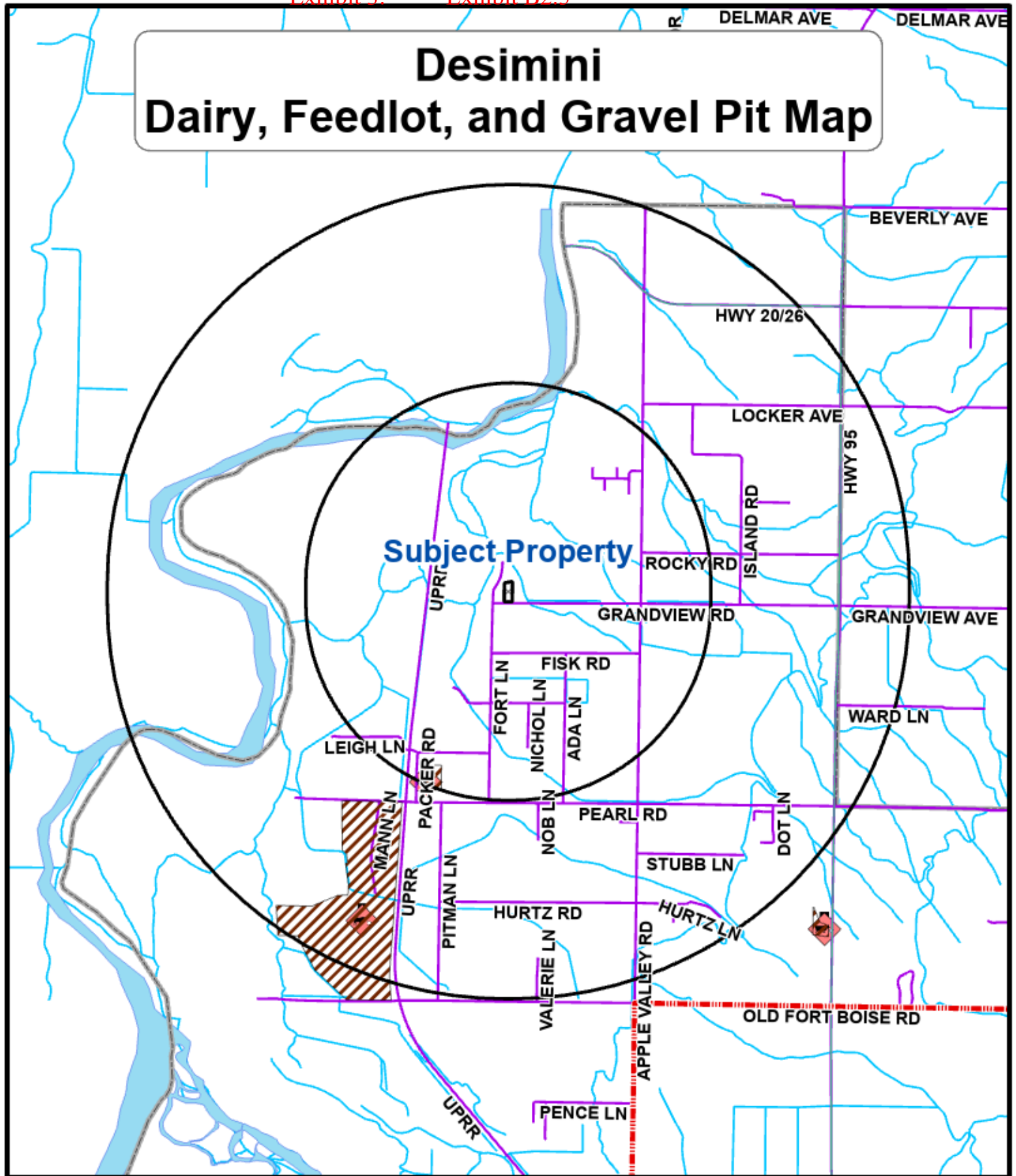
Desimini Future Land Use map

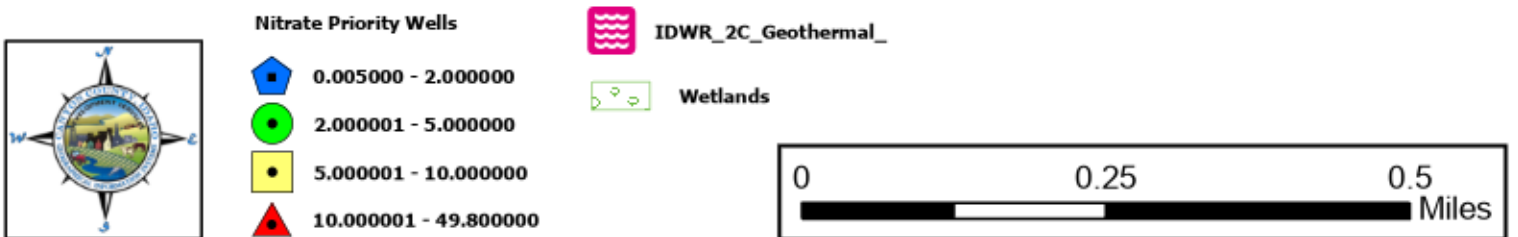
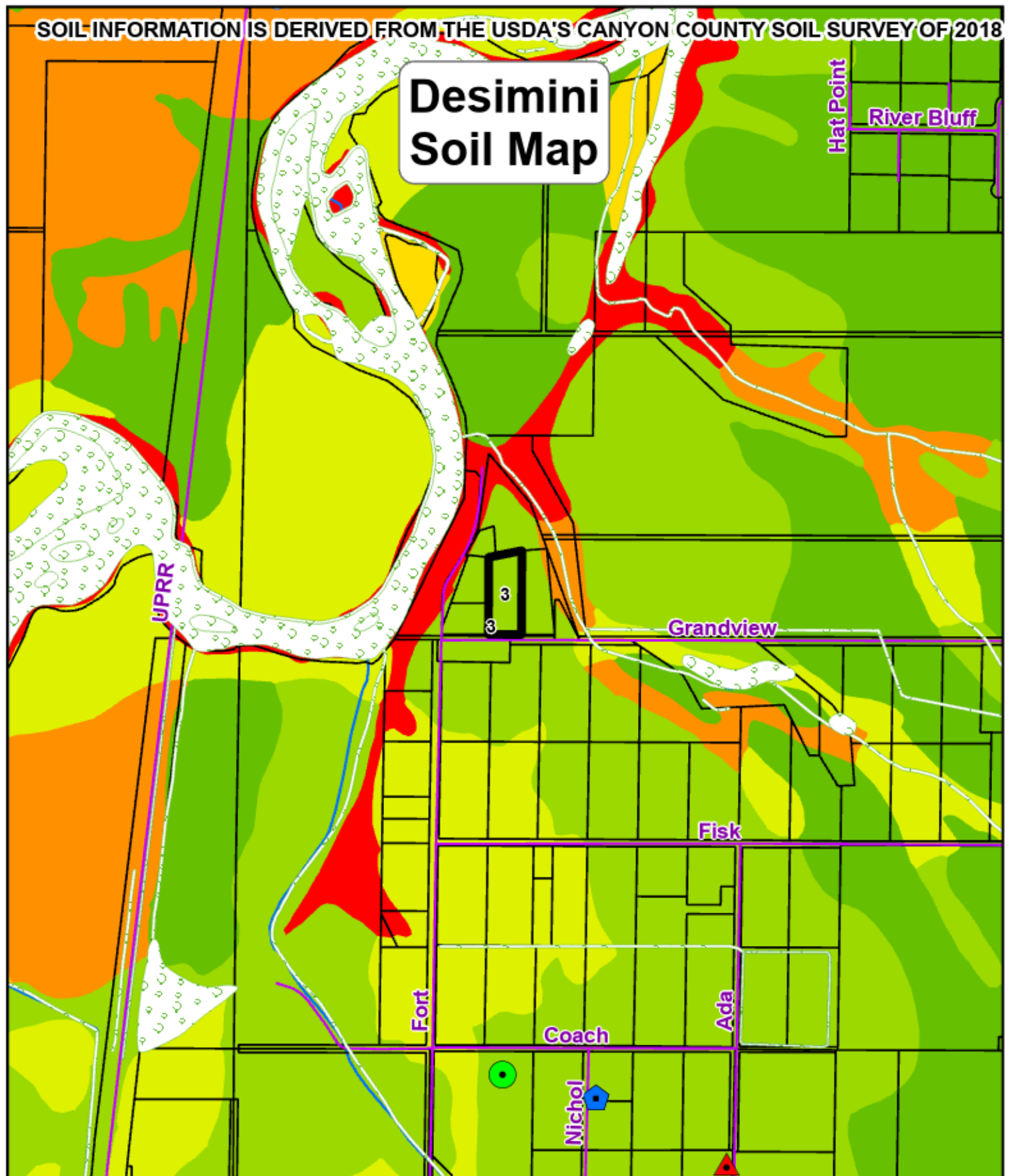


Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL







SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Desimini Prime Farm Lands

Subject Property

RIVER BLUFF RD

GRANDVIEW RD

FISK RD

COACH RD

FORT LN

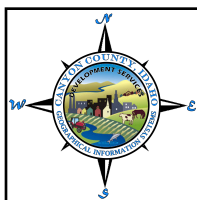
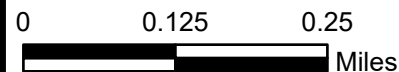
ADA LN

UPRR

FARMLAND

-  Farmland of statewide importance
-  Farmland of statewide importance, if irrigated
-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Not prime farmland
-  Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
-  Prime farmland if irrigated
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and reclaimed of excess salts and sodium

-  TAXLOTS
-  City_Limits
-  WETLANDS
-  2C_Hydro



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	109102.52	2.50	96.50%
3	MODERATELY SUITED SOIL	3961.39	0.09	3.50%
		113063.90	2.60	100%

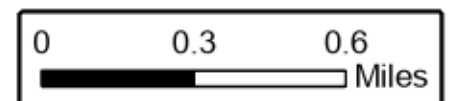
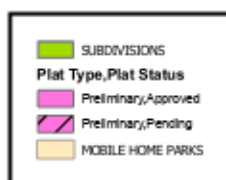
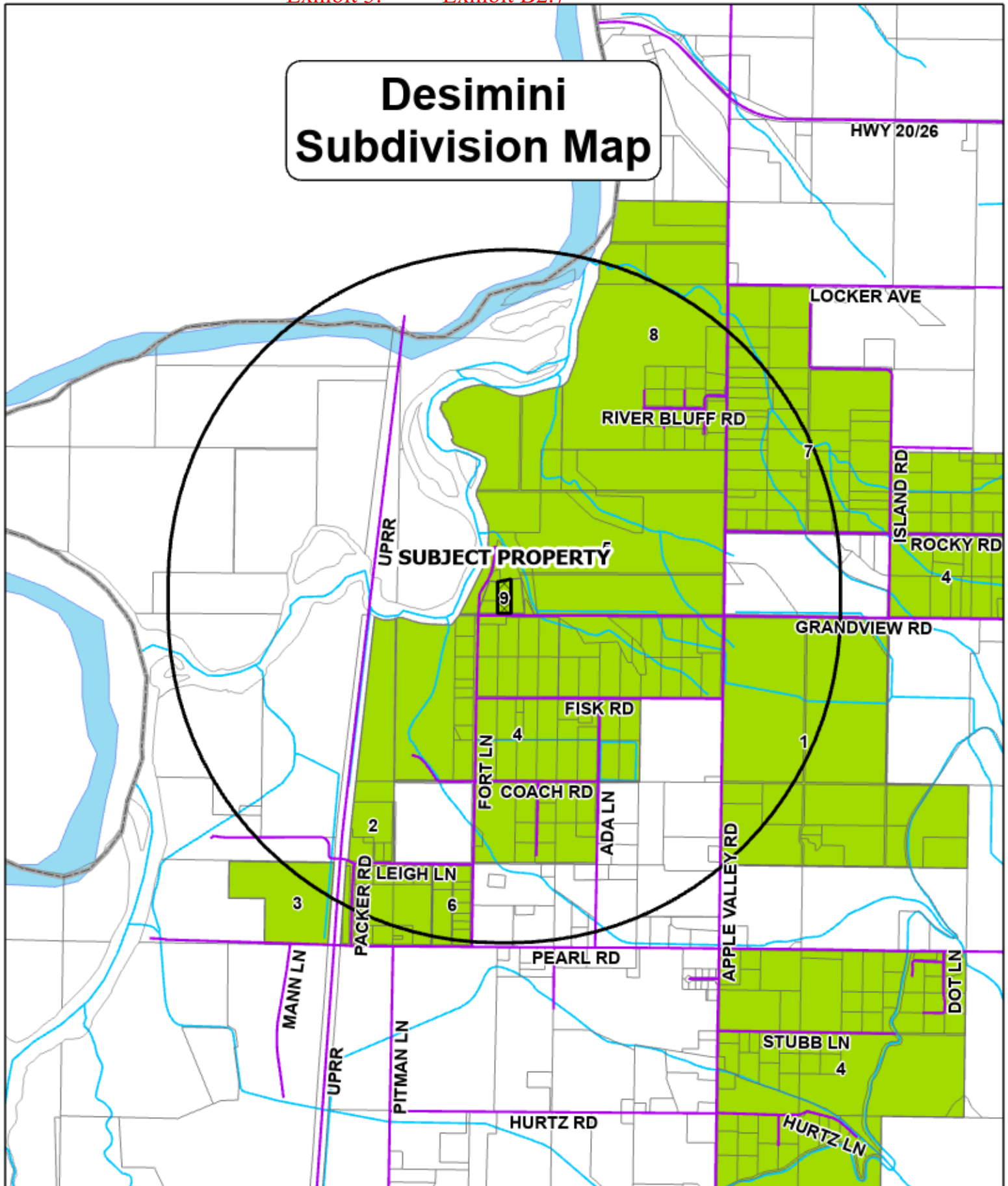
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TuB	Prime farmland if irrigated	109102.52	2.50	96.50%
TuA	Prime farmland if irrigated	3961.39	0.09	3.50%
		113063.90	2.60	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Desimini Subdivision Map



SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
9	2304.13	241	9.56	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
19	13.25	2.60	0.52	157.83
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

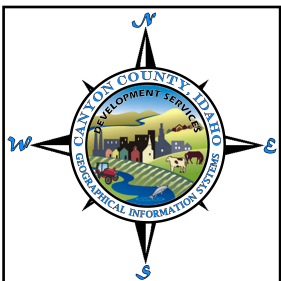
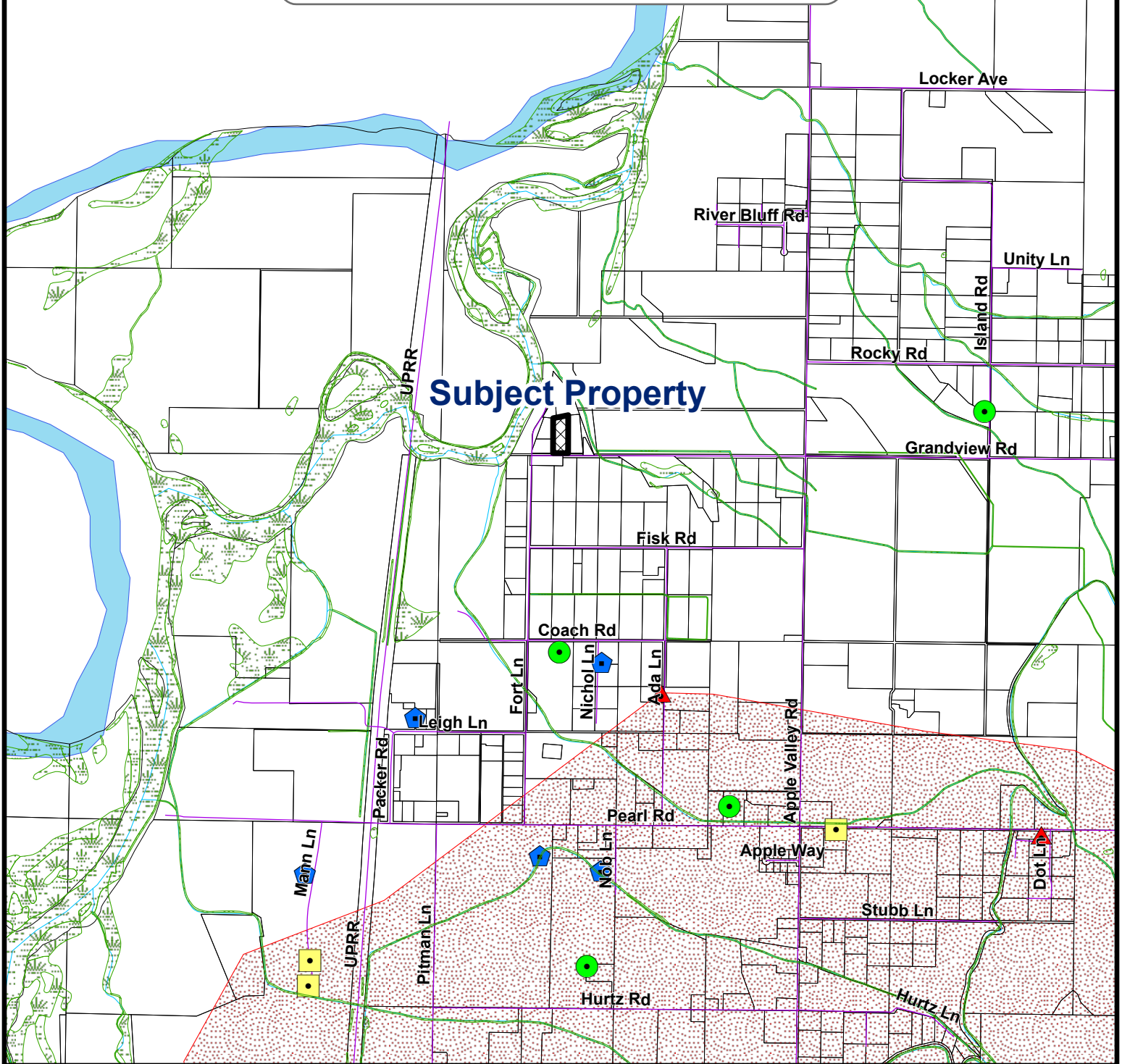
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE VALLEY LAND CO	1	6N5W20	283.16	11	25.74	COUNTY (Canyon	1916
APPLE VALLEY TOWNSITE - VACATE	2	6N6W24	92.55	0	#DIV/0!	COUNTY (Canyon	1912
E G JOHNSON'S SUB	3	6N6W24	40.03	1	40.03	COUNTY (Canyon	1915
IDAHO INVESTMENT CO	4	6N5W29	699.53	109	6.42	COUNTY (Canyon	1916
IDAHO LAND CO	5	6N5W18	670.68	58	11.56	COUNTY (Canyon	1909
JOHNSON-HELGERSON	6	6N5W19	19.39	6	3.23	COUNTY (Canyon	1911
ORCHARD TRACT OF THE IDAHO LA	7	6N5W17	281.33	46	6.12	COUNTY (Canyon	1909
ORCHARD TRACT OF THE OREGONI	8	6N5W18	209.66	6	34.94	COUNTY (Canyon	1910
STUTHEIT SUB	9	6N5W18	7.81	4	1.95	COUNTY (Canyon	2001

SUBDIVISIONS IN PLATTING				
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	

MOBILE HOME & RV PARKS						
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...	

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
NITRATE PRIORITY 2020.

Desimini Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



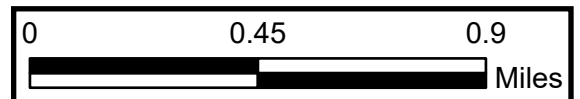
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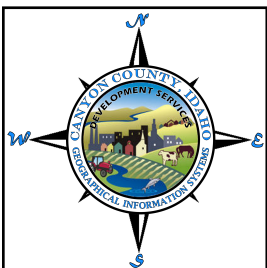
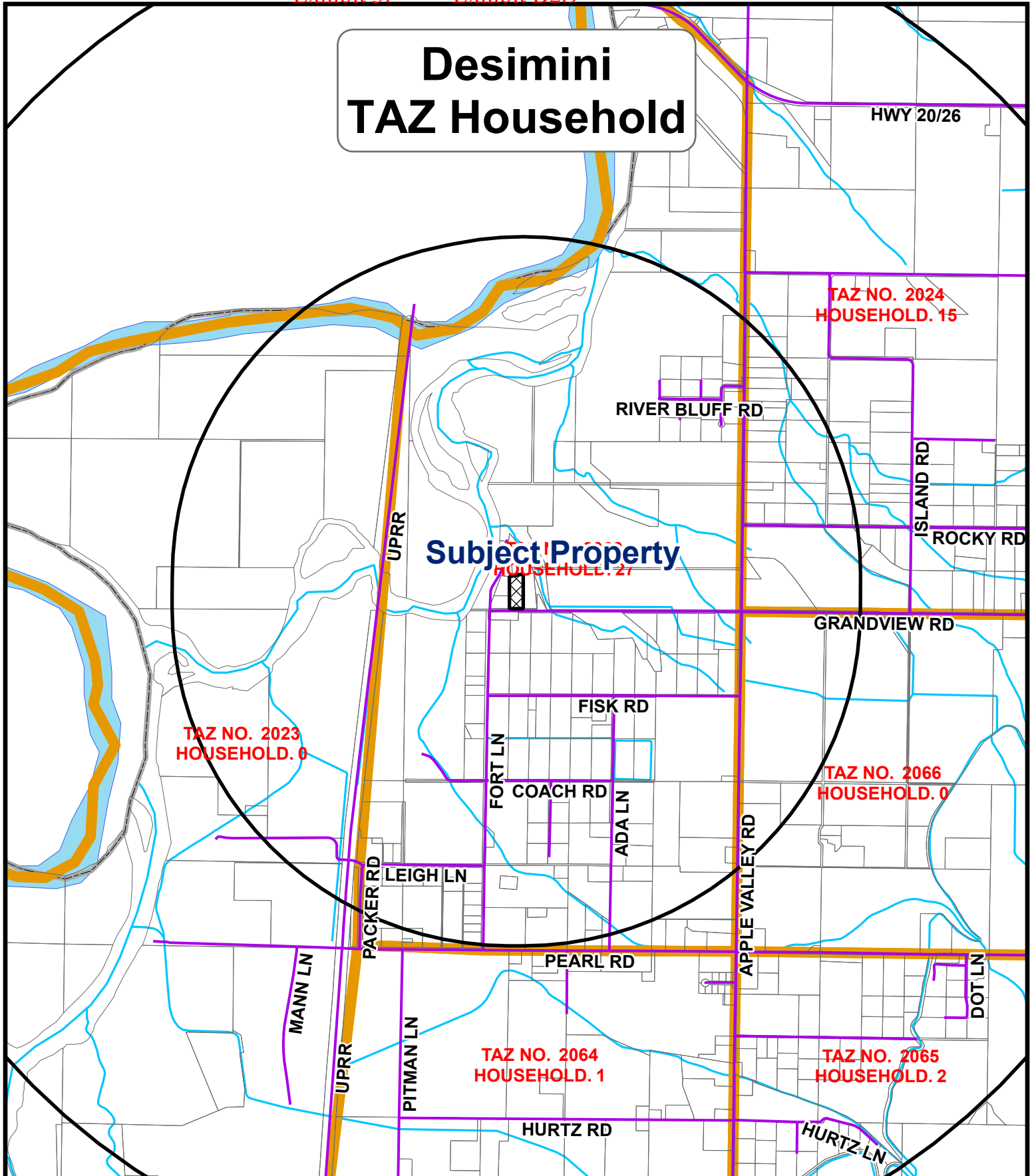
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10.000001 - 49.80



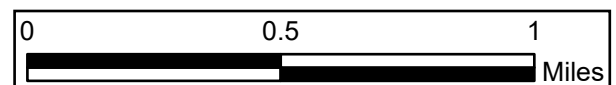
Desimini TAZ Household



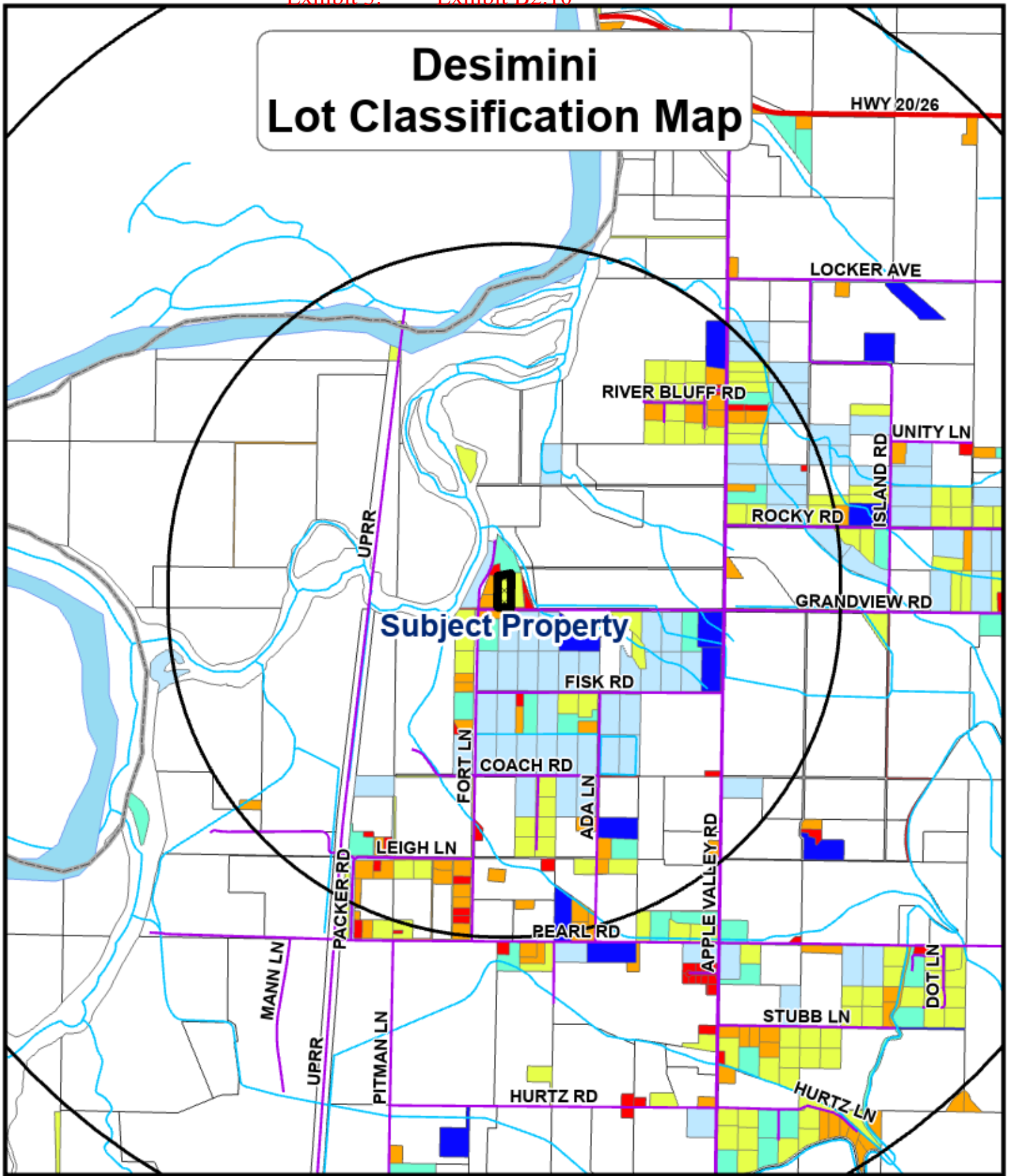
House Hold 2025-2050

	-4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263

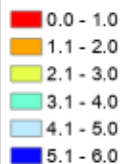
Exhibit B2.9



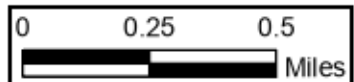
Desimini Lot Classification Map



Lot Size

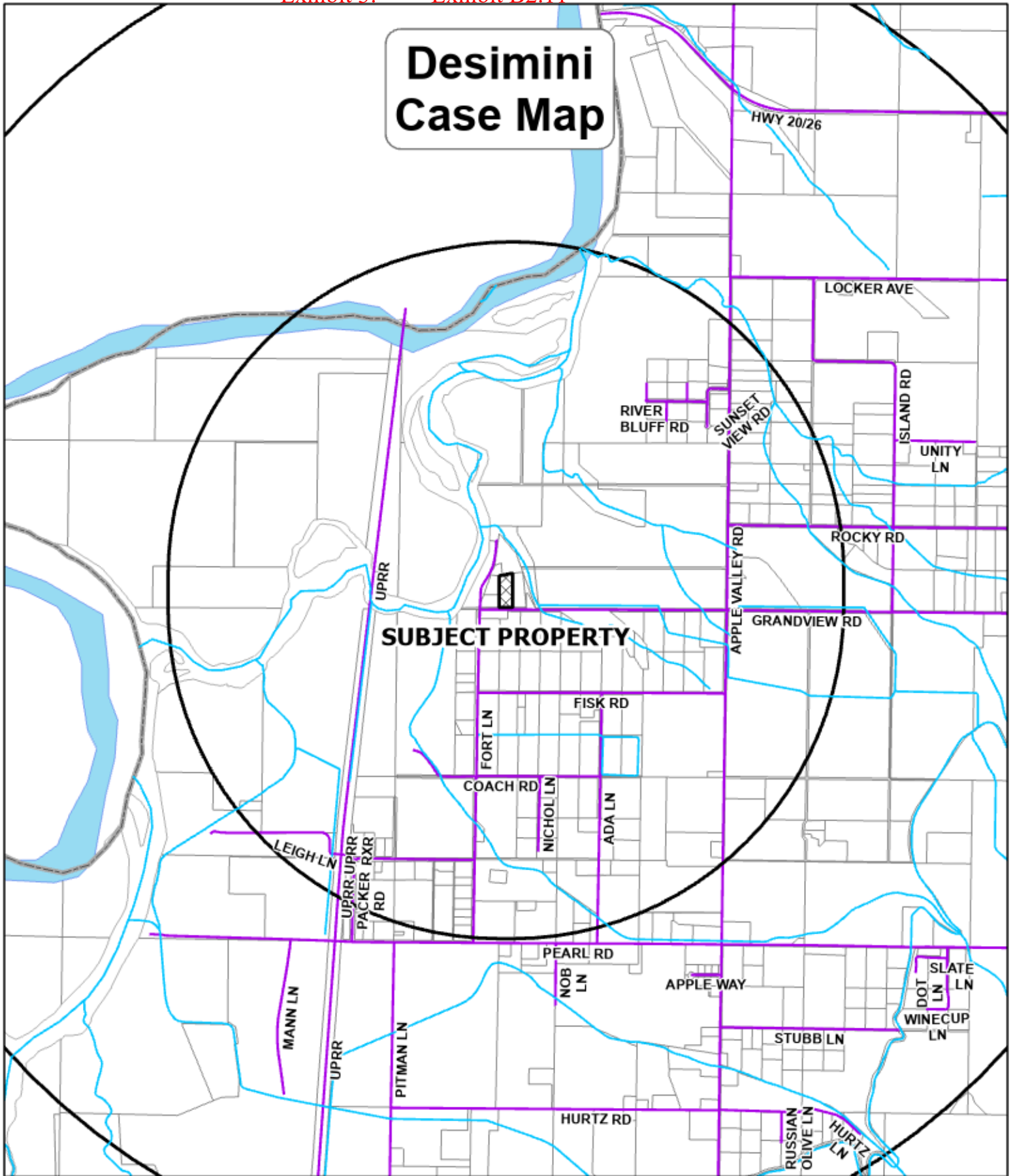


ROAD TYPE

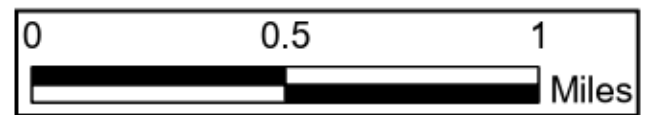


Desimini Case Map

SUBJECT PROPERTY



Year	
2020	2023
2021	2024
2022	2025



Desimini Slope Percent Map

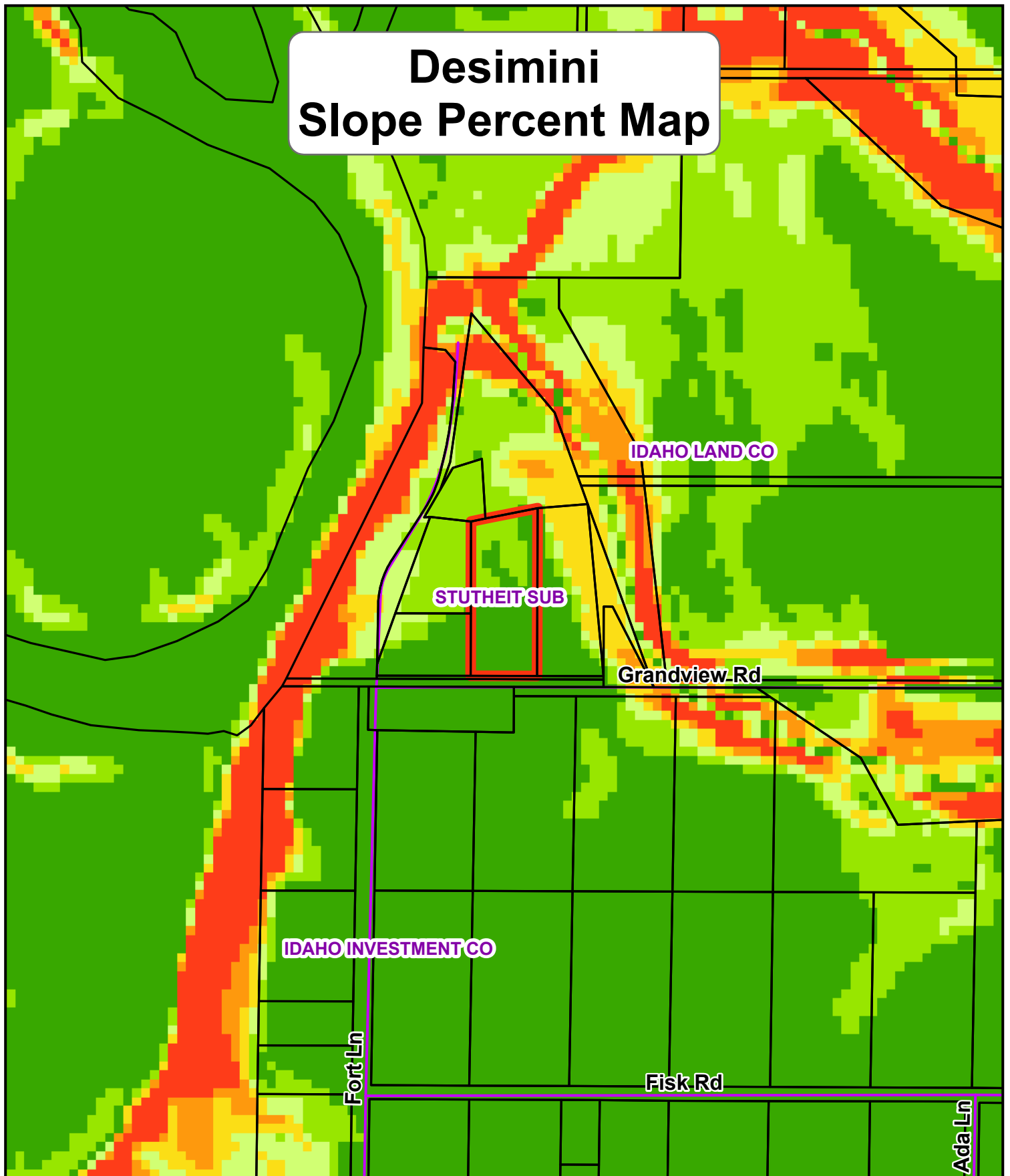
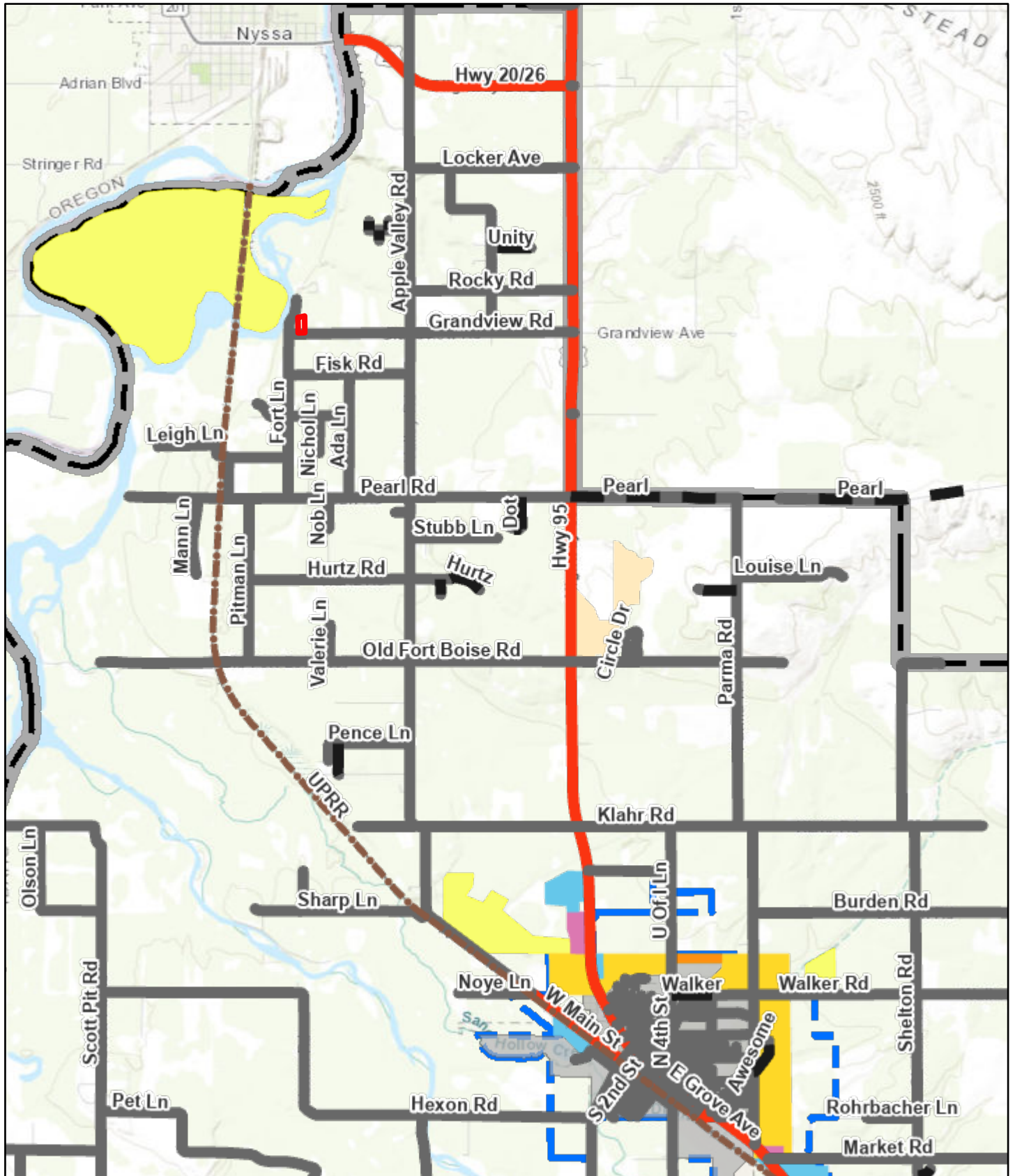
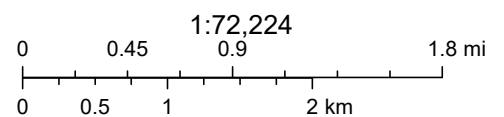


Exhibit 3: Canyon County, ID Web Map



2/6/2026, 1:25:02 PM

- Parcel Number Search _Query result
- Current Zoning
- RR (RURAL RESIDENTIAL)
- RAILROAD
- CanyonCountyRoads
- Hwy
- Roads
- - - Rail-Trail
- CC_PrivateRoads



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | City of

EXHIBIT C

Site Visit Photos: December 3, 2025

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

Exhibit 3:

KEY	NAME: Desimini	CASE #:	CR2025-0006
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Exhibit: C
CR2025-0006
Site Visit Photos:
December 3, 2025

Exhibit 3:

EXHIBIT: C.1



EXHIBIT: C.2



Exhibit 3:

EXHIBIT: C.3



EXHIBIT: C.4



Exhibit 3:

EXHIBIT: C.5



EXHIBIT: C.6



Exhibit 3:

EXHIBIT: C.7



EXHIBIT: C.8



Exhibit 3:

EXHIBIT: C.9



EXHIBIT: C.10



EXHIBIT D

Agency Comments Received by: February 9, 2026

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

Karla Nelson

From: Caitlin Ross
Sent: Tuesday, June 10, 2025 8:14 AM
To: Karla Nelson
Subject: FW: [External] RE: Agency Notice CR2025-0006 / Desimini

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, June 10, 2025 8:06 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2025-0006 / Desimini

Hello,

After careful review of the transmittal submitted to ITD on June 5, 2025 regarding, CR2025-0006/Desimini, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 5, 2025 9:30 AM
To: 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>
Subject: Agency Notice CR2025-0006 / Desimini

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Karla Nelson

From: Jeff Rodgers <jeff@parmafire.us>
Sent: Monday, December 22, 2025 1:00 PM
To: Karla Nelson; ParmaRuralFire@gmail.com
Subject: [External] Re: CR2025-0006

No, they will not need to do anything with the fire department

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, December 22, 2025 10:54:06 AM
To: ParmaRuralFire@gmail.com <ParmaRuralFire@gmail.com>; Jeff Rodgers <jeff@parmafire.us>
Subject: CR2025-0006

Hello,

I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.

Will the applicant need to do anything with Parma Fire if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.

Thanks for your insight!

**Karla Nelson, AICP**

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Karla Nelson

From: Cheever, Skyler <Skyler.Cheever@idwr.idaho.gov>
Sent: Monday, December 22, 2025 11:44 AM
To: Karla Nelson
Subject: [External] Splitting Water Right at 29674 Grandview Rd
Attachments: Permit Report 63-34887.pdf

Hello Ms. Nelson,

I took a look at the Water Permit and the property, 63-34887 (attached) and if the water right was split only one home, the one associated with the permit exclusively, would receive domestic in-house use. Domestic use on the permit is only for 1 home. The remaining home can use water from the exiting well so long as a shared well agreement is provided to the Department. If they don't have a shared well agreement the owner of the second property would need to have a well drilled. They can use water for their home under the domestic exemption, but I would recommend they apply for a new water right for in-house domestic use. The permit also authorizes 2 acres of irrigation. This would be split proportionally between the two properties determined by the deeds provided with the Notice in Change of Water Right Ownership that would need to be submitted to the Department. If you have any other questions, please contact the Department at (208)-287-4800 or idwrinfo@idwr.idaho.gov.

Best,

Skyler



[Idaho Dept. of Water Resources - State Office](#)

322 E. Front St. P.O. Box 83720 Boise, ID 83720

(208)-287-4800 or www.idwr.idaho.gov

Water Permit Report: 63-34887(Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	KAREN J DESIMINI LIVING TRUST	29672 GRANDVIEW RD	PARMA	ID	83660-6316
Original Owner	STEVENS, JOYCE	1404 CENTER AVE	PAYETTE	ID	83661-2610
Original Owner	STEVENS, PAUL	1404 CENTER AVE	PAYETTE	ID	83661-2610
Previous Owner	EVERSON, CASSIE	29672 GRANDVIEW RD	PARMA	ID	83660
Previous Owner	EVERSON, TREVOR	29672 GRANDVIEW RD	PARMA	ID	83660
Previous Owner	MOON, MAUVIA	29672 GRANDVIEW RD	PARMA	ID	83660
Trustee	DESIMINI, KAREN	29672 GRANDVIEW RD	PARMA	ID	83660-6316

Water Permit Status

Priority Date : 4/13/2020

Status : Active

Water Source

Source	Tributary	Tributary Qualifier
GROUND WATER		

Points Of Diversion (Location)

Source	Township	Range	Section	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	06N	05W	18		SE	SW	CANYON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/01	11/15	0.04 CFS	
DOMESTIC	01/01	12/31	0.04 CFS	
TOTAL			0.08 CFS	

Places of Use

Printable View

Paged View

Place of Use Legal Description : IRRIGATION (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
06N	05W	18	4		SE	SW	2.0

Place of Use Legal Description : DOMESTIC (CANYON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
06N	05W	18	4		SE	SW	

Irrigation Totals

Total Acres	Acre Limit
2.00	

Conditions

Code	Condtions
046	Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.

- 943

The right holder shall make full beneficial use of all surface water available to the right holder for irrigation of lands within the authorized place of use for this right. The right holder may divert ground water under this right to irrigate land with appurtenant surface water rights when the surface water supply is not reasonably sufficient to irrigate the place of use for this water right or is not available due to drought, curtailment by priority, or the seasonal startup and shutoff or maintenance schedule for canal company deliveries. The right holder shall not divert ground water for irrigation purposes under this right if use of the surface water supply is intentionally discontinued or reduced (for example abandoned, forfeited, sold, disallowed by court decree, or leased to the Water Supply Bank), or is not deliverable due to non-payment of annual assessments, without an approved transfer pursuant to Idaho Code § 42-222 or other Department approval.
- WB7

This right when combined with all other rights shall provide no more than 0.03 cfs per acre nor exceed a combined annual maximum diversion volume of 9.0 af at the field headgate for the place of use.
- R61

This right when combined with all other rights shall provide no more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
- WB5

Domestic use is for 1 home and does not include lawn, garden, landscape, or other types of irrigation.

Dates Licensed Date : Decreed Date : Permit Proof Due Date : 8/1/2030 Permit Proof Made Date : Permit Approved Date : 7/17/2020 Permit Moratorium Expiration Date : Enlargment Use Priority Date : Enlargement Statute Priority Date : Water Supply Bank Enrollment Date Accepted : Water Supply Bank Enrollment Date Removed : Application Recevied Date: 4/13/2020 Protest Deadline Date: 7/6/2020	Other Information State or Federal : S Water District Number : 63 Generic Max Rate Per Acre : 0 Generic Max Volume Per Acre : 0 Civil Case Number : Decree Plaintiff : Decree Defendant : Swan Falls Trust or Nontrust : Swan Falls Dismissed : DLE Act Number : Cary Act Number : Mitigation Plan: False
---	--

Karla Nelson

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Thursday, January 22, 2026 11:38 AM
To: Karla Nelson
Subject: [External] re: Legal Notice CR2025-0006 / Desimini 29672 Grandview Rd, Parma
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Karla,

The site is not located in the floodplain; therefore, I have no comments.



I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
<https://www.idwr.idaho.gov/floods/>

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, January 20, 2026 1:43 PM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2025-0006 / Desimini

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, December 22, 2025 2:48 PM
To: Karla Nelson
Subject: [External] RE: CR2025-0006
Attachments: 29672 Grandview Rd - Final.pdf

Hi Karla,

I've attached a copy of the final inspection report for the septic system as a reference.

Provided that the proposed land division does not impact the location of the existing septic system and that all required separation distances to features of concern comply with IDAPA 58.01.03, SWDH has no concerns to the conditional use approval.

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, December 22, 2025 10:42 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: CR2025-0006

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Hi Anthony,

I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary

residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.

Will the applicant need to do anything with SWDH if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.

Thanks for your insight!



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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FINAL/AS-BUILT - Subsurface Sewage Disposal



Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

SOUTHWEST DISTRICT HEALTH

13307 Miami Lane
Caldwell, Idaho 83607
(208) 455-5300

Permit #: 011959

Date Rcvd: 09/30/2022

Parcel #: R14970202 0

Applicant's Name: Tuttle, Gary

Owners Name: Karen Desimini

Property Address: 29672 Grandview Dr, Parma ID 83660

EHS: Anthony Lee

Legal Description:

Township: 6N

Range: 5W

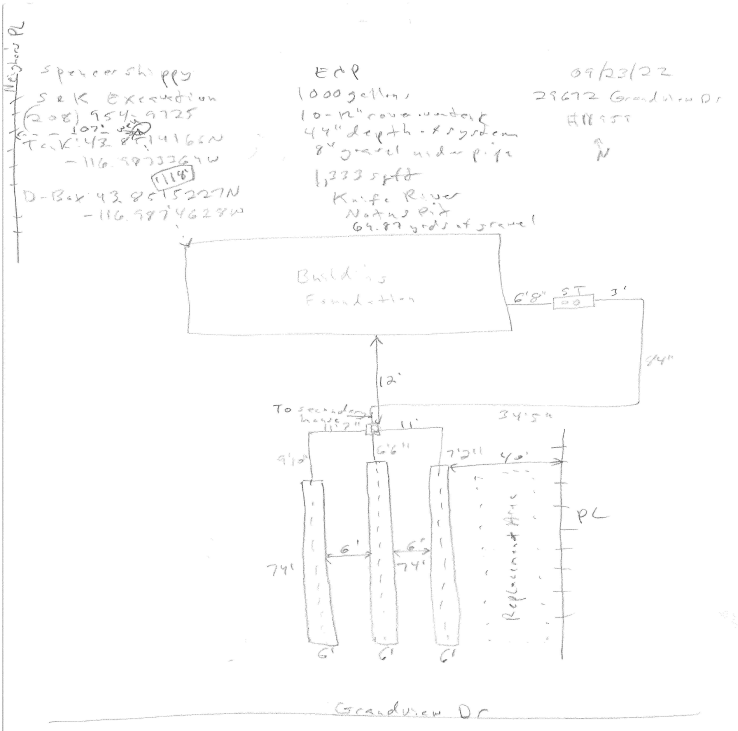
Section: 18

Lot: 3

Block: 1

Notes/ Conditions of Approval:

**Neighbor's drainfield is 107 feet from adjacent well.
Secondary house will be built once occupancy is granted
and will apply of an TANK ONLY permit. It will require a
1000 gallon septic tank that will be connected to a Y-
connection before the distribution box.**



System Type: Gravel Drainfield	Gravel (Yards): 64.87 Knife River Notus Pit
System Mfg: N/A	Sand (Yards): N/A
Septic/ Trash Tank (Gal): 1000	Installation Depth (Inches): 44
Septic/ Trash Tank Mfr: Everlasting	Date Installed: 09-23-2022
Depth to Tank Lid (inches): 10-12	Rock Under Pipe (Inches): 6-8
Standpipe/ Riser (inches): N/A	Riser Longitude: -116.9873364W
Pump Tank (gallons): N/A	Riser Latitude: 43.8514166N
Pump Tank (Mfg): N/A	Well Installed ☒ Yes ☐ No
Drainfield Width (Ft): 6	Distance to Tank Ft: 50+
Drainfield Length (Ft): 222	Distance to Drainfield (Ft): 118
Drainfield Area Installed (Sq. Ft.): 1332	Valve: ☐ Yes ☒ No
Effective Area (Sq. Ft.): 1332	Dist-Box: ☒ Yes ☐ No
Drop-Box: ☐ Yes ☒ No	
All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.	

Technical Allowance Granted: ☒ Yes ☐ No

Comments: **10% allowance for drainfield size at 1,332 square feet**

Installer Name: S & K Excavation

Installer Number: 2-46770

Signature: Unavailable

Date: 09/30/2022

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge.
OFFICIAL USE ONLY

☒ As-Built provided by EHS

☐ As-Built provided by Installer

EHS Final Inspection Signature

035

EHS Code

09/30/2022

Date

Permit #: 011959

Exhibit D4.1

09/30/2022

Karla Nelson

From: Farmers Cooperative Ditch Company Parma <fcdc1875@gmail.com>
Sent: Monday, December 22, 2025 1:12 PM
To: Karla Nelson
Subject: [External] Re: CR2025-0006

Good afternoon Karla, no the owners shouldn't have to do anything with us as they are not shareholders with Farmers Cooperative Ditch Company. I see we have already signed your agency acknowledgement everything looks ok on our end.

Thank you

Karan Eby/Courtney Nelson
Secretary/Bookkeeper
Farmers Co-Operative Ditch Company
Phone: (208)722-2010

On Mon, Dec 22, 2025 at 10:51 AM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Hello Karan,

I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.

Will the applicant need to do anything with Farmers Cooperative Ditch Co. if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.

Thanks for your insight!

Karla Nelson

From: Cooper Felton <cfelton@jub.com>
Sent: Wednesday, January 21, 2026 12:30 PM
To: Karla Nelson
Cc: Genia Watkins; Lynn Troxel; Tim Blair
Subject: RE: [External] RE: CR2025-0006

Hello Karla,

On behalf of Notus Parma Highway District No. 2, J-U-B Engineers has reviewed the proposed conditional rezone and future subdivision of Parcel R14970202 for transportation and access impacts in accordance with the 2022 *ACCHD Highway Standards and Development Procedures*. Below are our comments on the rezone and subdivision:

- The proposed action will not increase the number of dwelling units and is not expected to generate additional traffic, so a Traffic Impact Study is not required.
- No additional approaches shall be permitted as a result of the rezone or subdivision. A shared-access easement or deed restriction shall be recorded ensuring both parcels have legal access via the existing approach. (*Sections 2020.060 & 3061.080*)
- The final plat shall include a note stating that access shall be shared via the existing approach and that no additional approaches shall be permitted without approval. The Highway District reserves the right to review and approve the preliminary and final subdivision plats. Final plat signatures are required prior to recording. (*Sections 2010.030-2010.040 & 2020.060*)

Please let us know if there are any questions or if clarification is needed on any of the above comments.

Thank you for your coordination!

COOPER FELTON, P.E (ID)

Project Engineer

J-U-B ENGINEERS, Inc.

2760 W Excursion Ln, Suite 400
Meridian, ID 83642

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, January 12, 2026 3:04 PM
To: Lynn Troxel <lynntroxel@nphd.net>; Tim Blair <tblair@jub.com>
Cc: Genia Watkins <gwatkins@nphd.net>; Cooper Felton <cfelton@jub.com>
Subject: [EXTERNAL] RE: [External] RE: CR2025-0006

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

The conditional rezone will be heard by the Planning and Zoning Commission on February 19. Our materials deadline is February 9, having comments by that date would be ideal.

Thank you!

**Karla Nelson, AICP**

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.govWebsite: www.canyoncounty.id.gov

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From: Lynn Troxel <lynntroxel@nphd.net>**Sent:** Monday, January 12, 2026 2:31 PM**To:** Tim Blair <tblair@jub.com>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>**Cc:** Genia Watkins <gwatkins@nphd.net>; Cooper Felton <cfelton@jub.com>**Subject:** RE: [External] RE: CR2025-0006

Karla,

When do you need comments by?

Thanks,

Lynn Troxel

Director of Highways

Notus-Parma Highway District #2

From: Tim Blair <tblair@jub.com>**Sent:** Monday, January 12, 2026 2:05 PM**To:** Lynn Troxel <lynntroxel@nphd.net>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>**Cc:** Genia Watkins <gwatkins@nphd.net>; Cooper Felton <cfelton@jub.com>**Subject:** RE: [External] RE: CR2025-0006

Received, Thanks Lynn – We will review and respond in the next week or so if that works?

Tim

Timothy Blair, P.E. (ID, OR)

From: Lynn Troxel <lynntroxel@nphd.net>**Sent:** Monday, January 12, 2026 12:35 PM**To:** Karla Nelson <Karla.Nelson@canyoncounty.id.gov>**Cc:** Genia Watkins <gwatkins@nphd.net>; Tim Blair <tblair@jub.com>**Subject:** [EXTERNAL] RE: [External] RE: CR2025-0006

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Karla,

Where it will need to be a subdivision for the split, I will have our Engineering review and respond.

Thankyou

Lynn Troxel

Director of Highways
Notus-Parma Highway District #2

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Monday, January 12, 2026 10:01 AM

To: Lynn Troxel <lynntroxel@nphd.net>

Cc: Genia Watkins <gwatkins@nphd.net>

Subject: RE: [External] RE: CR2025-0006

Lynn,

Thank you for your comments. For this case, a subdivision will be required to split the property if the conditional rezone is approved. Let me know if that changes any of the highway district requirements.

Thank you,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Lynn Troxel <lynntroxel@nphd.net>

Sent: Wednesday, December 24, 2025 8:51 AM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Cc: Genia Watkins <gwatkins@nphd.net>

Subject: [External] RE: CR2025-0006

Karla,

The same shared approach will need to remain the same as it is today. If the rezone and lot split is approved, we would need a copy of the Record of Survey and the Road User's Maintenance Agreement that have been recorded for our files.

Best regards,

Lynn Troxel

Director of Highways
Notus-Parma Highway District #2

From: Genia Watkins <gwatkins@nphd.net>

Sent: Tuesday, December 23, 2025 6:42 AM

To: Lynn Troxel <lynntroxel@nphd.net>

Subject: FW: CR2025-0006

Genia Watkins
District Secretary/Treasurer
Notus Parma Highway District No. 2
208-722-5343

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Monday, December 22, 2025 10:48 AM

To: Genia Watkins <gwatkins@nphd.net>

Subject: CR2025-0006

Hello Genia,

I'm hoping to take this case to a public hearing in February. The property at 29672 Grandview Rd (Parcel R14970202) is seeking a rezone so that it can be subdivided into two lots. They already have a primary residence and a secondary residence. If the application is approved, each new lot will contain an existing residence, and no new residences will be allowed.

Will the applicant need to do anything with Notus Parma Highway No. 2 if the application is approved? Nothing will change on the ground, but the existing homes will be on separate properties with separate ownership.

Thanks for your insight!



1445 N Orchard St
Boise, ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

January 26, 2026

Karla Nelson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
karla.nelson@canyoncounty.id.gov

Subject: Legal Notice CR2025-0006 / Desimini

Dear Ms. Nelson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

EXHIBIT E

Public Comments Received by: February 9, 2026

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026

Karla Nelson

From: [REDACTED]
Sent: Thursday, January 29, 2026 1:41 PM
To: Karla Nelson; Canyon County Zoning Info
Subject: [External] Letter from Growing Together Re: Desimini CR2026-0006
Attachments: Letter of Opposition for Desimini from Growing Together.pdf

Hello Karla,

Please include the attached letter of opposition signed by George Crookham on behalf of the Growing Together Advisory Board, with the file for Desimini, CR2025-0006 that will be heard on 2/19/26.

Thank you for your assistance with processing this letter.

Connie Lou

Connie Lou Aebischer
Consultant for



Protecting Agriculture.
Empowering Communities.

**Growing Together LLC**

301 Warehouse St.
Caldwell, ID 83605

January 29, 2026

Canyon County Planning and Zoning Commission

Canyon County Development Services
111 N. 11th Avenue, Suite 203
Caldwell, ID 83686

Re: Opposition to Case No. CR2025-0006 – Karen Desimini Conditional Rezone (AG to R-1)

To the Canyon County Planning & Zoning Commission,
Growing Together is writing in opposition to the above-referenced application requesting a conditional rezone from Agriculture (AG) to Single Family Residential (R-1) on a 2.6-acre parcel currently containing two manufactured homes.

While we understand the applicant's motivation may be tied to mortgage financing, inheritance, or a desire to place the parcels into separate trusts, these are private ownership considerations—not legitimate planning justifications to introduce a residential zoning district into an area that remains predominantly agricultural and rural residential in character.

Key concerns include:

1. Comprehensive Plan Conflict

The property is designated Agriculture on the Future Land Use Map and lies within the Intensive Agriculture Overlay. A rezone to R-1 is directly inconsistent with this designation. Per Idaho Code and long-standing planning principles, a comprehensive plan map amendment should be required prior to consideration of any rezone request that conflicts with the existing plan.

2. Illegal Spot Zoning

This application represents a textbook case of **illegal spot zoning**—a zoning change made to benefit a single property owner without regard to the surrounding land uses or the Comprehensive Plan. In **Balser v. Kootenai County, 110 Idaho 37 (1985)**, the Idaho Supreme Court held that such rezonings are invalid when they “single out a lot or small area for treatment incompatible with the surrounding area, for the benefit of an owner and to the detriment of the public.” Approval of this rezone would create an isolated zoning pocket, lacking any connection to a broader public benefit or planning rationale, and would open the door to further spot zoning requests throughout the County.

3. Fragmentation of Agricultural Lands

Allowing this parcel to divide and rezone based on inheritance undermines Canyon County's broader agricultural preservation goals. It could set a dangerous precedent: if every parcel with two residences was eligible for division and rezoning, this would facilitate the piecemeal fragmentation of agricultural land—one of the very concerns the Comprehensive Plan aims to avoid.

4. Inconsistent with Existing Lot Pattern

Only one parcel south of Grandview is under 2 acres, while the majority are over 4 acres, reflecting the area's rural and agricultural character. Though five nearby parcels to the west and north are under 2 acres, their legal status is unclear and some may have been created administratively prior to the adoption of current ordinances. These should not be used as justification for further rezoning or division, especially when they may not represent legal, buildable lots under current standards.

5. Single Family Use Already Permitted in AG Zone

The Agricultural zoning already permits a primary and a secondary residence—the stated use by the applicant. This removes any urgency to rezone, as the property's existing zoning already allows the intended residential use. The presence of two homes should not be retroactively used to justify a split, especially when permits for such dwellings were issued under the understanding they would remain part of a single legal parcel.

6. Preservation of Planning Integrity

The parcel, as it currently exists, fits well with the rural-residential living that defines the area. The presence of 160+ acres of actively farmed land to the east reinforces the fact that this area has not transitioned to suburban density, and that rezoning would represent a shift away from sound planning principles toward parcel-by-parcel exceptions.

For these reasons, we respectfully recommend denial of Case No. CR2025-0006. The County has consistently emphasized the importance of protecting farmland, maintaining consistency with the Comprehensive Plan, and avoiding incremental zoning changes that erode agricultural areas. Approval of this application would undermine these priorities and open the door to further fragmentation and precedent-setting rezone requests.

Thank you for considering this opposition and for your continued commitment to thoughtful land use planning in Canyon County.

Respectfully,



George Crookham

for the Growing Together Advisory Board

Growing Together (GT) LLC



Snake River Canyon Scenic Byway

Showcasing the beauty and agricultural heritage of the Snake River Canyon

To: Canyon County Planning and Zoning Commission
 Fr: Board of Directors, Snake River Canyon Scenic Byway
 Re: Case No. CRE2025-0006
 Date: February 9, 2026

The Snake River Canyon Board of Directors is opposed to this conditional rezone and development for the same reasons we have opposed any development within a Comprehensive Plan designated land use of Agricultural and a rezone from the current agricultural zoning. While we recognize that this current request is only asking for one more additional lot, the rezone to R-1 opens up future development opportunities that could result in a higher density than we feel appropriate for this primarily agricultural area.

We reiterate our concerns below when a rezone is proposed within the current agricultural zone:

1. The request is within the viewshed of the Snake River Canyon Scenic Byway, and will negatively impact the "Agricultural nature" of the Byway's immediate surroundings. The Byway was approved by the Canyon County BOCC and ITD as Idaho's only "Agriculturally themed" Byway, and the proposed zoning does not in any way represent or protect the agricultural history, nature and value of the area as currently designated by the Plan. This proposal is a little more than a mile from the Byway, and in the heart of production agriculture land, and will negatively impact the Byway's viewshed, which highlights agriculture, not residential subdivisions.

2. The insertion of a Single Family Residential zone in this area of the county will change the essentially "agricultural" character of the area. It will adversely affect the agricultural way-of-life of the neighbors who choose to live surrounded by production agriculture. In other words, it will negatively affect the neighbor's property rights.

Its' negative impact on traffic and the movement of farm equipment in the area provides a dangerous situation for current residents and farmers alike.

3. The insertion of a Single Family Residential zone in the middle of an agricultural zone, is a "foot-in-the-door" for further development of residential housing in an Ag zone. This property is on the border of the designated ag transition zone. This zone, completely surrounded by agriculture, is the very opposite of protecting existing ag operations that are the economic backbone of our county. And we have seen over and over, once a residential zone is placed into the middle of Ag land, it is quickly joined by other residential zones. Residential development of any kind in the agriculture zone negatively affects the character of the area, and can lead to the complete destruction of production agriculture and the neighbor's agricultural way-of-life.

4. In all, this development does not follow nor comply with the land use goals laid out in the county's own Comprehensive Plan, in particular:

P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.

A4.04.02c Align zoning districts with communities, corridors, and landscapes to achieve consistency in the development pattern while protecting natural resources and farmland.

P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.

G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.

P4.07.02 Discourage incompatible development near existing agricultural businesses that would cause the operator undue hardship through complaints, traffic, or other complications

Feel free to contact Teri Ottens, Board Secretary/Treasurer at [REDACTED] with any further questions.

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case# CR2025-0006

Hearing date: February 19, 2026



PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Karen Desimini – CR2025-0006

The Canyon County Planning and Zoning Commission considers the following:

- 1) Conditional Rezone of Parcel R14970202 from the “A” (Agricultural) zone to the “CR-R-1” (Conditional Rezone-Single-Family Residential) zone. The request includes a development agreement to allow only one (1) additional parcel and prohibits secondary dwellings.
- 2) Location: Case CR2025-0006: The subject property is located at 29672 Grandview Road, Parma, ID 83660 also referenced as Lot 3, Block 1 of Stutheit Subdivision, Parcel R14970202, a portion of the SW ¼ of Section 18, T6N, R5W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

- A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0006.
 1. All exhibits are located in the case staff report dated February 19, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).
 - a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
 - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See CCCO §07-06-07(1).*
 - c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See CCCO §07-05-01*
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. *See I.C. §67-6504, §67-6511.*
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2025-0006, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 19, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

County Ordinance and Staff Review

Criteria Met?	Code Section	Analysis
Yes	1	Is the proposed conditional rezone generally consistent with the comprehensive plan?
Analysis		The proposed conditional rezone change is generally consistent with the Comprehensive Plan. The parcel is located in an area designated for agricultural use by the 2030 Comprehensive Plan Future Land Use Map. Page 25 of the plan describes the 'Agricultural' designation as follows: “The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value.” The property and the surrounding area are further designated as an intensive agricultural overlay. Page 28 of the Plan describes the intensive agricultural overlay as follows: “This overlay is applied to protect working lands and operations. These areas may have higher-quality soils, greater water availability, and relatively flat topography. Uses may include seed production, crops, orchards, vineyards, concentrated animal feeding operations, grazing, and other agriculturally-based uses. This designation aims to protect agriculture operations from incompatible uses and reduce the conflicts concerning noise, dust, smells, and safety.” The Plan does not contemplate residential zoning in this area. However, Per Canyon County Code §07-06-07(3), a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone, which in this case will allow for a single division and no additional residential structures, will align with existing residential and agricultural uses in the area. The request generally complies with the following goals and policies of the 2030 Comprehensive Plan: <u>Property Rights</u> The request was processed per the following laws and ordinances, Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures). • <u>Goal No. 1:</u> Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. • <u>Policy No. 1:</u> No person shall be deprived of private property without due process of law.

	• <u>Policy No. 3:</u> Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals. <u>Population</u> COMPASS forecasts an increase of 27 households in the Traffic Analysis Zone (TAZ No. 2062) where the subject parcel is located over the next 25 years (Staff Report Exhibit B2.9). The proposed conditional rezone to single-family residential will not add residential growth and is supported by the following: • <u>Policy No. 1:</u> Plan for anticipated population and households that the community can support with adequate services and amenities. • <u>Goal No. 2:</u> Promote housing, business, and service types needed to meet the demand of the future and existing population. <u>Economic Development</u> • Goal No. 5: Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. <u>Land Use and Community Design</u> The proposed conditional rezone will not allow for additional residential development, as the existing homes will be retained on each new lot, and secondary dwellings will be prohibited. This change to the zoning map without any changes to what is built on the ground is supported by: • <u>Policy No. 1.1:</u> Maintain a balance between residential growth and agriculture that protects the rural character. • <u>Policy No. 1.2:</u> Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights. • <u>Goal No. 2:</u> Ensure that growth maintains and enhances the unique character throughout the County. • <u>Policy No. 2.1:</u> Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • <u>Policy No. 3.2:</u> Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. • <u>Policy No. 3.3:</u> Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility. • <u>Goal No. 7:</u> Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to the good quality of life. • <u>Policy No. 7.1:</u> Plan land uses that are compatible with the surrounding community. <u>Housing Goals</u> The proposed rezone will allow the applicant to request a subdivision of the property. The existing residential homes will be retained, one on each lot, and secondary residences will be prohibited. While the approval will not increase the amount of housing, it will allow for each existing home to be owned separately, and will not further fragment agricultural resources • <u>Goal No.1:</u> Encourage opportunities for a diversity of housing choices in the County. • <u>Policy No. 1.1:</u> Encourage a variety of housing sizes that meet the needs of families, various age groups, and incomes. • <u>Goal No. 2:</u> Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources. • <u>Goal No. 3:</u> Discourage housing in incompatible areas.	
Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Yes		
Analysis	In consideration of the surrounding land uses, and as conditioned, the proposed zone change to “CR-R-1” is more appropriate than the current zoning designation of “A”.	

Existing Conditions:

The surrounding area contains residential and agricultural uses. The closest single-family residential zoning (R-1) is found four (4) miles to the southeast near the city of Parma. However, properties with residential uses, comparable in size to those proposed, are adjacent to the subject property and can be found in the surrounding area. Rural Residential (R-R) zoning is found less than 600 feet to the west (**Staff Report Exhibit B2.3**). There are nine subdivisions within a one-mile radius of the property with an average lot size of 9.56 acres (**Staff Report Exhibit B2.7**). Eight out of the nine subdivisions were platted between 1909 and 1916, primarily with 5-acre lots. While these older subdivisions are zoned “A” Agricultural, many of the lot sizes are functionally more aligned with residential zoning. Within the 600-foot notification radius, three (3) of the thirteen (13) lots are smaller than the one-acre minimum lot size allowed within the proposed R-1 Single Family Residential Zone (**Staff Report Exhibit B2.2**).

The subject property consists of class 3 moderately suited soil that is considered prime farmland if irrigated (**Staff Report Exhibit B2.6**). The property does not have surface irrigation water rights, but groundwater irrigation is allowed with the domestic well (**Staff Report Exhibits A6, D5, and D3**). There are two (2) feedlots within a two-mile radius of the property (**Staff Report Exhibit B2.5**). The property contains a primary (BP2022-0725) and secondary residence (BP2022-0726), accessory structures (BP2022-1185, BP2022-1137), gardens, and small animals such as chickens, ducks, and goats (**Staff Report Exhibit A2**).

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential and Agricultural	A	
S	Residential	A	
E	Residential and Agricultural	A	
W	Residential, River, and Agricultural	RR and A	
“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)			

Surrounding Land Use Cases:

There are no recent land use cases within a one-mile radius of the property.

Rezoning Request

The request is to conditionally rezone the subject property to the CR-R-1 Zone, subject to the conditions of a development agreement. Pursuant to Canyon County Ordinance 07-10-25(3), the purpose of the R-1 Single-Family Residential zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

The subject property is surrounded primarily by residential land uses, with lot sizes ranging from approximately 0.6 acres to 4.38 acres (**Staff Report Exhibits B2.2, 2.1, and 2.10**). Agricultural crop production is located approximately 400 feet to the east, adjacent to the river, and along Apple Valley Road (**Staff Report Exhibit B2.1**). Comments received from the Growing Together Advisory Board note that approval of the rezone would create an isolated zoning pocket that would open the door to further spot zoning requests in the County. However, Canyon County Code §07-06-07(3) specifically states that a conditional rezone of a parcel does not set a precedent that adjacent property should be rezoned the same. The conditional nature of the rezone will not allow for increased development on the property and will maintain compatibility with adjacent and nearby properties that predominantly contain residential use on lots that are under 5 acres in size (**Staff Report Exhibits B2.1 and B2.10**).

The surrounding lot size pattern, with lots that are frequently under five acres in size (**Staff Report Exhibit B2.10**), largely resulted from subdivisions established in the early 1900s. Many of the underlying

	subdivision lots in the area remain valid and could be reestablished or further divided through an administrative process under the current Canyon County Code. Given the prevalence of residential lots under five (5) acres in size, the proposed conditional rezone to R-1 is consistent with existing land uses (Staff Report Exhibit B2.10). Additionally, the rezone will not increase the number of residential units on the subject property. <i>See further analysis in sections 3 and 4 for additional evidence.</i>	
Criteria Met?	3	Is the proposed conditional rezone compatible with surrounding land uses?
Yes		
Analysis	The proposed conditional rezone to “CR-R-1” is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. The proposed conditional rezone to Single-Family Residential (R-1) is compatible with surrounding land uses, which are primarily residential lots under five (5) acres and agriculture (Staff Report Exhibit B2.1). The proposed rezone is intended to facilitate the subdivision of the property into two (2) lots, each greater than one (1) acre in size. The applicant legally built a secondary residence on the property, and the proposed rezone will allow for that residence to be separately owned. The letter of intent details that the request for the rezone pertains to matters of inheritance and will allow the property to be held in two separate trusts (Staff Report Exhibit A2). No additional development is planned on the property, and a condition of approval will prohibit secondary residences. The use will maintain its existing compatibility with surrounding land uses, as surrounding properties will not experience any physical changes on the land. No additional traffic, noise, construction, or activity is anticipated with this rezone request. There are nine subdivisions within a one-mile radius of the subject property with an average lot size of 9.56 acres (Staff Report Exhibit B2.7). While the proposed lots at just over one acre will be smaller than the surrounding average lot sizes, there are other similarly sized parcels in the area. Within the 600-foot notification radius, there are three lots smaller than those proposed, and aerial imagery, as well as the lot classification map of the surrounding one-mile area, show several other similar-sized lots (Staff Report Exhibits B2.2, B2.1, and B2.10). Furthermore, not all the underlying 1900s subdivision lots have been resurrected. If property owners choose to exercise currently allowed administrative processes within the Canyon County Code, residential lots between 1 and 5 acres in size could become more prevalent in the surrounding area. While this proposal will require a rezone and subdivision, the proposed lot sizes are commensurate with previous land divisions within half a mile of the subject parcel: • R23079010B0/B2 – CU2004-599 & LS2004-956: 1.01 & 1.11 acres • R23071010/11 – LS2004-950: 0.60 & 1.26 acres • R23065010 – LS2005-68: 1.51 acres • R23079010C/C1 – LS2004-955: 0.28 & 1.38 acres • R23101010A/B – LS2004-944: 0.6 & 0.57 acres • R23079010A/A1 – LS2006-129: 2.3 & 2.32 acres <i>See further analysis in sections 2 and 4 for additional evidence.</i>	
Criteria Met?	4	Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?
Yes		

Analysis	The proposed conditional rezone will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. Character of the Area: The character of the area is rural with large residential lots and nearby fields in crop production. The Snake River is approximately 330 feet to the west, and recreational opportunities are found approximately 2 miles south at the Fort Boise Wildlife Management Area. The community of Nyssa, Oregon, is a six-minute drive to the northwest. Large agricultural fields are found nearby, but the immediate area surrounding the subject property and south of Grandview Road is defined by lots approximately 0.5 to 5 acres in size (Staff Report Exhibits B2.10, B2.1, and B2.2). The proposed rezone will not increase density or development in the area. If approved, the property will be subsequently subdivided, allowing the existing single-family home and secondary residence to be placed on their own lots under separate ownership. No additional development is planned, secondary residences will be prohibited, and the character of the area will be unchanged. The following measures will be implemented to mitigate the impact To ensure that the character of the area remains unchanged, a proposed condition of approval will prohibit secondary residences, and the property will be divided in substantial conformance with the site plan (Staff Report Exhibit A3). See recommended conditions beginning on page 8. <i>See further analysis in sections 2 and 3 for additional evidence.</i>	
Criteria Met?	5	Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. The applicant's letter of intent states that adequate facilities are already in place for the residences on the parcel, with no additional services needed for water, sewer, or irrigation (Staff Report Exhibit A2). Sewer: A shared septic system is in place to serve the primary and secondary residences on the property. Comment from Southwest District Health states that they are not concerned with the rezone, provided the future subdivision does not impact the location of the existing septic system and that all required separation distances to features of concern comply with IDAPA 58.01.0 (Staff Report Exhibit D4). Water: The property has an existing domestic well that the applicant intends to share between the two future lots (Staff Report Exhibits A2, A4, and A9). The subdivision plat will require compliance with Idaho Department of Water Resources standards, including a shared well agreement. The property is not within a nitrate priority area. The nearest well with known nitrate levels elevated to the water standard of 10 milligrams per liter is approximately 0.7 miles to the south (Staff Report Exhibit B2.8). Drainage: Existing drainage patterns will be maintained and retained on site (Staff Report Exhibit A4). The subsequent subdivision plat will be required to demonstrate that stormwater runoff will be maintained onsite. Irrigation: Correspondence with the Farmers' Cooperative Ditch Company confirms that the property does not have surface irrigation water rights (Staff Report Exhibits A6 and D5). Irrigation will be provided through the Idaho Department of Water Resources (IDWR) via a domestic well or irrigation well water rights. Comments from IDWR state that the property does currently have groundwater rights with permit 63-34887 that allows for two (2) acres of irrigation for one home. Water can be shared and split equally between the	

	lots if a shared well agreement is provided to IDWR. Without a shared well agreement, the owner of the second home/property would need to drill a new well (Staff Report Exhibit D3). Utility: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 4, 2025, and January 20, 2026. No agency comments were provided by those services at the time the staff report was written. The existing homes are served by utilities, and no changes are anticipated with this request.	
Criteria Met?	6	Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?
Yes		
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property or to minimize undue interference with existing and/or future traffic patterns created by the proposed development. The request allows two existing dwellings to be located on separate lots. Condition number 3 prohibits secondary dwellings, and as a result, the request will not increase vehicle trips. Idaho Transportation Department (ITD) does not have any concerns regarding the request as it does not meet the threshold for a traffic study, nor does it pose any safety concerns (Staff Report Exhibit D1). Comment from Notus Parma Highway District No. 2 further details that the proposal is not expected to generate additional traffic and that a traffic impact study is not required (Staff Report Exhibit D6).	
Criteria Met?	7	Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?
Yes		
Analysis	The subject property does have legal access for the conditional rezone and will continue to have legal access if the property is subdivided. See the review and analysis detailed below. Access to the homes comes from a shared driveway onto Grandview Road, a local public road. Notus Parma Highway District No. 2 provided a comment stating that no additional approaches shall be permitted as a result of the rezone or subdivision and that a shared access easement or deed restriction shall be recorded with the subdivision plat, ensuring both parcels have legal access via the existing approach (Staff Report Exhibit D6).	
Criteria Met?	8	Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. Schools: The request will not increase the student population and is not anticipated to impact Parma School District #137. Notice was provided to the school district on June 4, 2025, and January 20, 2026; no comments were received. Police: The subject parcels are under the jurisdiction of the Canyon County Sheriff’s Office. The Canyon County Sheriff’s Office is required to provide services to the parcel. The rezone will not result in additional dwelling units and is not anticipated to cause a negative impact or require additional public funding. Agency comments were sent out on June 4, 2025, and January 20, 2026, and no comments were received by the Sheriff’s Office. Fire protection & Emergency Medical Services:	

Correspondence with the Parma Fire Department confirmed that no fire department conditions will be required (Staff Report Exhibit D2). The fire department signed off on the residences and driveway when the primary and secondary residence building permits were approved. No additional residences will be allowed if the conditional rezone and subsequent subdivision are approved.
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Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2025-0006, a conditional rezone of 2.6 acres subject to conditions of the development agreement (Attachment A).

DATED this _____ day of _____, 2026.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year 2026, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

ATTACHMENT A**DRAFT CONDITIONS OF APPROVAL**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. All requirements of the Idaho Department of Water Resources shall be followed, see Exhibit D3.
2. The subject parcel, R14970202, shall be subdivided in compliance with Chapter 7, Article 17 of the Canyon County Code of Ordinances (CCCO), subject to the following restrictions:
 - a. The parcel shall be divided a maximum of one (1) time, in substantial compliance with the applicant's site plan (Exhibit A.3).
3. Secondary residences per CCCO §07-02-03, §07-10-27, and §07-14-25 are prohibited.
4. The request shall comply with CCCO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

EXHIBIT 4.

Agency Comments Received by: July 13, 2026

-

Board of County Commissioners

Case# CR2025-0006

Hearing Date: July 23, 2026

Exhibit 4

Karla Nelson

From: Keaton Massie <kmassie@ccparamedics.com>
Sent: Sunday, February 22, 2026 10:19 AM
To: Karla Nelson
Subject: [External] Re: CR2025-0006
Attachments: R14970202 Response Times 2.pdf; R14970202 Response Times.pdf

Hello Karla,

I apologize for the delay in response! Attached is the response times for this parcel.

<https://arcg.is/0f58qu0>

I believe that this falls in the Parma Fire District. Due to this, Parma Fire Department is closer in proximity than our transport units and will most likely provide the initial response for an ambulance.

Please let me know if you have any questions or if I can help in any way!

I apologize again for any delay on our part!
Capt. Massie

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, February 6, 2026 11:04 AM
To: Keaton Massie <kmassie@ccparamedics.com>
Cc: Michael Stowell <mstowell@ccparamedics.com>
Subject: CR2025-0006

Hello Capt. Massie and Chief Stowell,
I have a conditional rezone coming up for hearing for Parcel R14970202 located at 29672 Gradview Rd., Parma, ID, 83660.

Would you be able to provide me with response times?

Thank you for your consideration!



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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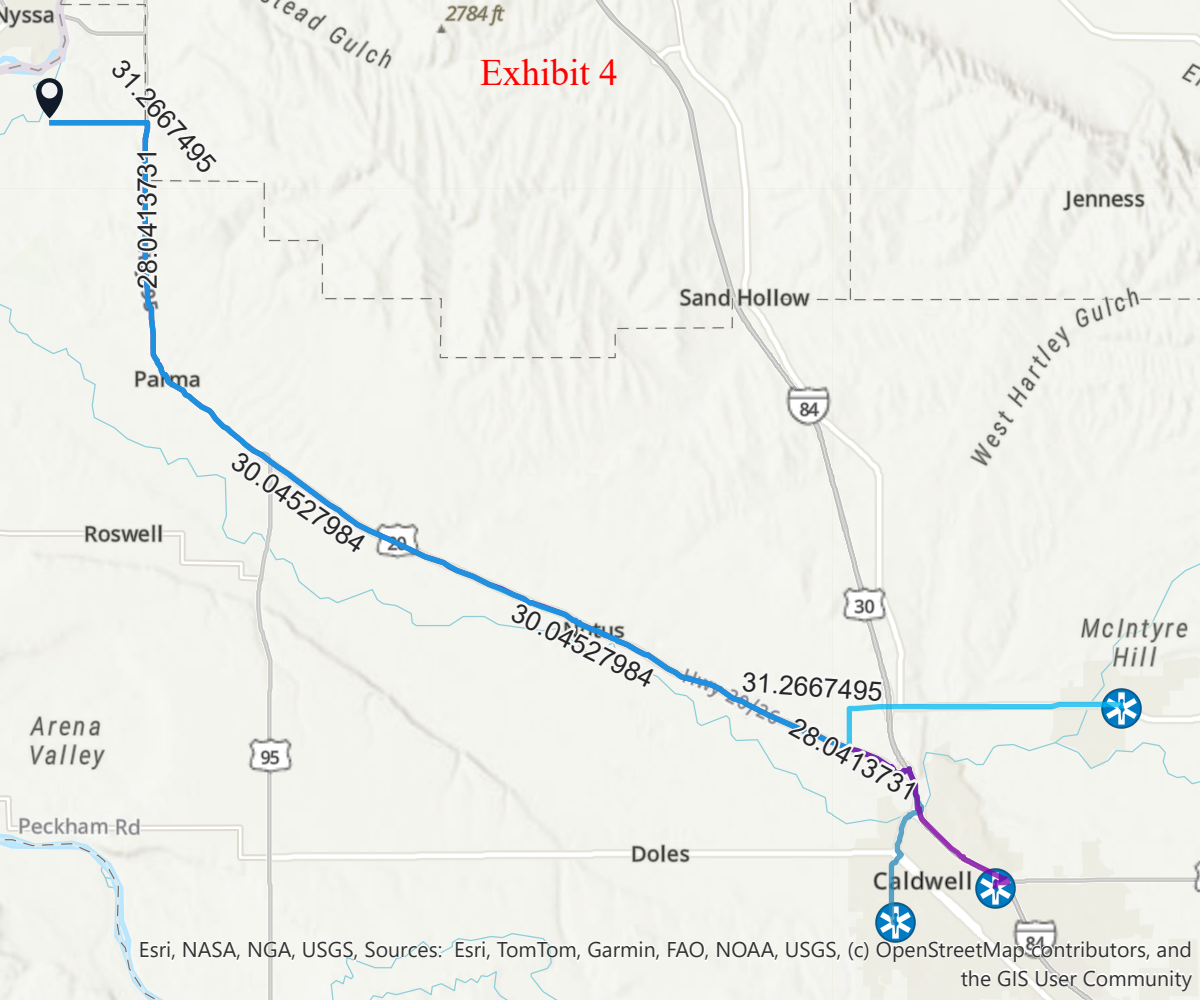
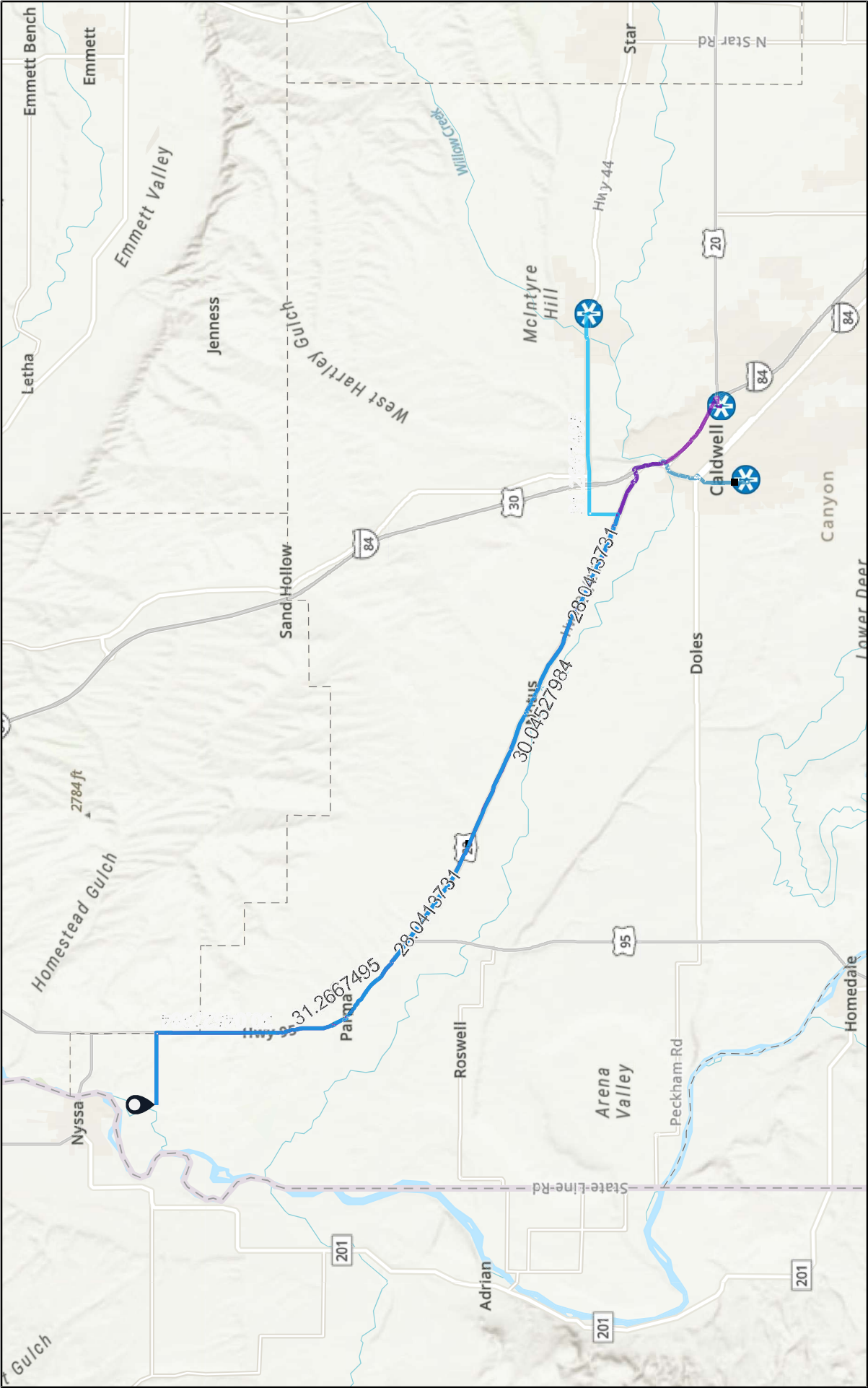


Exhibit 4

Exhibit 4



3.5



EXHIBIT 5

Additional Supporting Documentation Received by: July 13, 2026

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Board of County Commissioners

Case# CR2025-0006

Hearing Date: July 23, 2026

Exhibit 5

Karla Nelson

From: Karen Desimini [REDACTED] >
Sent: Thursday, July 9, 2026 4:25 PM
To: Karla Nelson
Subject: [External] Paperwork for Heating
Attachments: Well Report Prop Paperwork.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon.

I have enclosed a paper that I would like included in the packet. It is our well information to show the flow of water and the fact that we would not be able to keep up any form of agriculture work on this property. Will be bringing that up as one of our talking points.

Thank you
Karen

